

INVITATION FOR PURCHASE OF PROPERTY
BY WAY OF TENDER

Re: Royal Cove ("Development"), 2 Ka Wo Li Hill Road, Tuen Mun, New Territories

PARTICULARS OF THE PROPERTY(IES) FOR TENDER

Please refer to the property(ies) set out in column (B) of the Schedule hereto

Tender Commencement Time and Date: Please refer to the time and date described in column (C) of the Schedule

Tender Closing Time and Date: Please refer to the time and date described in column (D) of the Schedule

Please note that the Vendor has the absolute right to change the closing time and/or date of the tender set out in column (D) of the Schedule in respect of any or all of the property(ies) set out in column (B) of the Schedule from time to time by amending the Information on Sales Arrangements and/or issuing new Information on Sales Arrangements relating to any or all of the property(ies) set out in column (B) of the Schedule.

TENDER NOTICE

PARTICULARS OF THE PROPERTY(IES) FOR TENDER **in Royal Cove, 2 Ka Wo Li Hill Road, Tuen Mun, New Territories**

Please refer to the property(ies) set out in column (B) of the Schedule hereto
(**"Property(ies) for Tender"**)

1. **GOLDEN NICE DEVELOPMENT LIMITED (金勵發展有限公司)**(**"Vendor"**) invites tenders for the purchase of any of the Property(ies) for Tender subject to the terms and conditions set out in this Tender Notice, the Form of Tender (annexed hereto as **Appendix A**) (**"Form of Tender"**) and the Preliminary Agreement for Sale and Purchase (in the form annexed hereto as **Appendix B**) (**"Preliminary Agreement"**) from the tender commencement time and date described in column (C) of the Schedule (**"Tender Commencement Time"**) until, subject to paragraph 6 below, the tender closing time and date described in column (D) of the Schedule (**"Tender Closing Time"**).

The tenderer could choose to offer to purchase any one of the Property(ies) for Tender under each tender submitted. The property chosen by the tenderer for his offer to purchase is hereinafter referred to as **"Tendered Property"**. (Note: A separate tender shall be submitted for each of the Property(ies) for Tender offered to purchase.)

2. Tenderers should note the following:
 - (a) Every tenderer should obtain legal advice on the terms and conditions of this Tender Notice, the Form of Tender and the Preliminary Agreement before he submits his tender.
 - (b) Every tenderer may appoint his own intermediary for the tender if he considers appropriate. If the tenderer shall appoint an intermediary to act for him in the tender, the relevant information on his appointed intermediary shall be set out in the Form of Tender. The intermediary so appointed by the tenderer is not the agent of the Vendor or any holding or associated company(ies) of the Vendor.

- (c) The person who signs a Form of Tender as tenderer shall be deemed to be acting as a principal. Any tender submitted by an agent or attorney for a principal will not be accepted.
- (d) No person who is not legally competent to manage his affairs shall be entitled to submit a tender.

3. Any tender must be:

- (a) made in the Form of Tender (**Appendix A**), the Preliminary Agreement (**Appendix B**) and the Side Letters (as hereinafter defined) (where applicable) (all **IN DUPLICATE**), each of which must be duly completed in accordance with the terms and conditions set out in this Tender Notice and signed by the tenderer acting as principal and with this Tender Notice attached. For the purpose of submission of tender, each tenderer shall on his own and at his sole cost make sufficient copies of the Form of Tender, the Preliminary Agreement and the Side Letters and complete and sign on each of the aforesaid documents (all in Duplicate). Please complete and sign either the English version of the Form of Tender or the Chinese version of the Form of Tender;
- (b) submitted together with the following:
 - (i) preliminary deposit for the sum equivalent to 5% of the purchase price ("**Purchase Price**") of the Tendered Property offered by the tenderer as specified in the Form of Tender and the Preliminary Agreement. HK\$500,000 being part of the preliminary deposit must be paid by cashier's order(s) and the balance of the preliminary deposit may be paid by cheque(s) and/or cashier's order(s). Each of the cashier's order(s) and/or cheque(s) must be issued by or drawn on a bank duly licensed under section 16 of the Banking Ordinance (Cap. 155) in favour of "Kao, Lee & Yip Solicitors";
 - (ii) if the tenderer is individual(s), a copy of the HKID Card/Passport of each individual of the tenderer;
 - (iii) if the tenderer is a company, a copy of each of the Certificate of Incorporation (and, if applicable, Certificate of Change of Name), the

valid Business Registration Certificate and the latest register of directors and annual return of the tenderer;

- (iv) a Warning to Purchasers (in the form annexed hereto) duly completed and signed by the tenderer;
- (v) a Vendor's Information Form (in the form annexed hereto) duly completed and signed by the tenderer;
- (vi) (a) if there is an intermediary, a Declaration Regarding Intermediary (in the form annexed hereto) duly completed and signed by the tenderer; or

(b) if there is no intermediary, a Declaration Regarding No Intermediary (in the form annexed hereto) duly completed and signed by the tenderer;
- (vii) a Confirmation of Viewing Property or Waiver of Right of Viewing Property (in the form annexed hereto) duly completed and signed by the tenderer;
- (viii) a Personal Information Collection Statement (in the form annexed hereto) duly completed and signed by the tenderer;
- (ix) a Side Letter regarding Curtains and Curtain Rails (in the form annexed hereto) duly completed and signed by the tenderer;
- (x) an Acknowledgement of Physical Condition (in the form annexed hereto) duly completed and signed by the tenderer;
- (xi) if the tenderer is a company, a copy of the Board Resolutions of the tenderer authorizing the signing of the Form of Tender, the Preliminary Agreement and the other documents mentioned in the above in the manner as they are signed.

(Documents in paragraphs 3(b)(iv) to 3(b)(x) above are collectively referred to as **“Side Letters”**.)

(Note: Please **DO NOT DATE** any of the documents mentioned in paragraphs 3(a) and (b) above.)

- (c) enclosed in a sealed envelope addressed to the Vendor and clearly marked on the outside of the envelope **“Tender for Royal Cove ”**; and
- (d) placed in the Tender Box labelled **“Royal Cove Tender Box 帝灣居投標箱”** located at Unit 2001, 20th Floor, West Tower, Shun Tak Centre, 168-200 Connaught Road Central, Hong Kong where the sale will take place between the Tender Commencement Time and the Tender Closing Time. Please note that under paragraph 6 below, the Vendor has the absolute right to change the closing time and/or date of the tender and/or the place where the sale will take place in respect of any or all of the Property(ies) for Tender from time to time by amending the Information on Sales Arrangements and/or issuing new Information on Sales Arrangements relating to any or all of the Property(ies) for Tender.

4. Each tenderer is required to fill in the following information in the Preliminary Agreement (in duplicate) signed and submitted by him and attached to the Form of Tender:

- (a) the name(s), HKID Card No./Passport No./Business Registration No., correspondence address in Hong Kong/registered office and tel. no. of the Purchaser, who will be the same as the tenderer, and, if the tenderer is a company, also the names and HKID Nos./Passport Nos. of the tenderer's directors;
- (b) the Purchase Price of the Tendered Property offered by the tenderer;
- (c) the payment terms of the Purchase Price, which shall be in conformity with Paragraph 2 of the Form of Tender.

5. The Vendor does not bind itself to accept the highest or the best or any tender. The Vendor has the absolute discretion in relation to the acceptance of a tender and its decision shall be final and binding on all tenderers. The Vendor reserves the right to accept any tender on such terms and conditions as the Vendor shall in its absolute discretion think fit. If a tenderer (in its own name but not in joint names with others)

submits more than one tender, the Vendor reserves the right to accept only one tender among the tenders submitted by such tenderer.

6. The Vendor has the absolute right to withdraw any or all of the Property(ies) for Tender including the Tendered Property or any part thereof from sale or to sell or dispose of any or all of the Property(ies) for Tender including the Tendered Property or any part thereof to any person at any time before acceptance of any tender as the Vendor shall in its absolute discretion think fit. The Vendor does not undertake, and is under no obligation, to review, consider or accept the highest offer or any offer at all for the purchase of the Tendered Property. The Vendor has the absolute right to change the Tender Closing Time of the tender and/or the place where the sale will take place in respect of any or all of the Property(ies) for Tender from time to time by amending the Information on Sales Arrangements and/or issuing new Information on Sales Arrangements relating to any or all of the Property(ies) for Tender. The Vendor has the absolute right to accept any offer at or before the Tender Closing Time (i.e. the tender closing time and date described in column (D) of the Schedule).
7. Each tenderer shall be deemed to have accepted the terms and conditions of this Tender Notice and undertaken that his tender shall constitute an irrevocable offer to purchase the Tendered Property on the terms and conditions set out in the Preliminary Agreement and such irrevocable offer to purchase cannot be varied or withdrawn by the tenderer and, in respect of any tender submitted during the period between the tender commencement time (3:00p.m.) and the tender closing time (5:00p.m.) on any day during the period from 28th June 2020 until 31st August 2020 (both days inclusive), such irrevocable offer is open for acceptance by the Vendor in accordance with the terms and conditions set out in this Tender Notice within 3 calendar days after the day on which the tender is submitted.
8. (a) If a tender is submitted during the period between the tender commencement time (3:00p.m.) and the tender closing time (5:00p.m.) on any day during the period from 28th June 2020 until 31st August 2020 (both days inclusive), and if such tender is accepted by the Vendor, the Vendor shall sign the Preliminary Agreement submitted by the successful tenderer and send to the successful tenderer by post and/or by courier, at his correspondence address in Hong Kong or registered office and/or the tenderer's solicitor's correspondence address (if any) stated in his Form of Tender within 3 calendar days after the day on which the tender is submitted, a counterpart of the duly signed

Preliminary Agreement, which will be dated with the date of signing by the Vendor, together with a counterpart of the Form of Tender and counterparts of the Side Letters (where applicable).

- (b) The successful tenderer shall be the Purchaser under the Preliminary Agreement which shall form a legally binding agreement between the Vendor and the successful tenderer for the sale and purchase of the Tendered Property once the Preliminary Agreement is signed by the Vendor and delivered to the successful tenderer as aforesaid.
 - (c) The successful tenderer shall sign the Formal Agreement for Sale and Purchase within 5 working days after the date of the Preliminary Agreement and pay the further deposit and part payment(s) of the Purchase Price in accordance with the terms and conditions of the Preliminary Agreement. (Note: The expression "working day" has the meaning given by section 2(1) of the Residential Properties (First-hand Sales) Ordinance (Cap. 621).)
 - (d) The Formal Agreement for Sale and Purchase shall be in the form prescribed by the Vendor and none of the terms thereof may be altered and the form of the Formal Agreement for Sale and Purchase is available for free inspection during the period described in Column (E) of the Schedule hereto at the place where the sale will take place.
 - (e) If the successful tenderer is a company, there shall not be any change in the director(s) and/or shareholder(s) of the successful tenderer prior to the signing of the Formal Agreement for Sale and Purchase.
9. A tenderer whose tender is submitted during the period between the tender commencement time (3:00p.m.) and the tender closing time (5:00p.m.) on any day during the period from 28th June 2020 until 31st August 2020 (both days inclusive) but is not accepted will be so informed within 3 calendar days after the day on which the tender is submitted by ordinary prepaid post addressed to him at his correspondence address in Hong Kong or registered office given in his Form of Tender returning therewith his cashier's order(s) or cheque(s), without interest cost or compensation, at the sole risk of the tenderer.

10. All cashier's orders or cheques submitted with the tender will be retained uncashed until the Vendor has made its decision on the tenders submitted. If a tender is accepted by the Vendor, the cashier's order(s) or cheque(s) submitted therewith will be treated as and applied towards payment of the preliminary deposit payable by the successful tenderer under the Preliminary Agreement.
11. Notwithstanding any Tropical Cyclone Warning Signal or any Rainstorm Warning Signal being in effect in Hong Kong at any time between the Tender Commencement Time and the Tender Closing Time, the tender of the Property(ies) for Tender will continue to proceed.
12. Time shall in all respects be of the essence.
13. All enquiries shall be directed to Mr. Derek Chow, of Unit 2001, 20th Floor, West Tower, Shun Tak Centre, 168-200 Connaught Road Central, Hong Kong [(Enquiry Hotline: 2810 0409). Tenderers should note that the Vendor will only answer questions of a general nature concerning the Property(ies) for Tender and will not provide legal or other advice in respect of the subject tender. Tenderers should obtain legal and other professional advice on the terms of this Tender Notice and related documents and on all matters concerning the Property(ies) for Tender.
14. It is hereby specifically declared by the Vendor that any statement, whether oral or written, made and any action taken by the Vendor or any of its agents or servants in response to any enquiry made by a prospective tenderer or tenderer shall be for guidance and reference purposes only. Any statement shall not be deemed to form part of this Tender Notice and any such statement or action shall not and shall not be deemed to amplify, alter, negate, waive or otherwise vary any of the terms or conditions set out in this Tender Notice.
15. The Vendor reserves the right, in its sole discretion, to disqualify any Tenderer who submit any non-conforming tenders or who does not submit a valid or properly executed document according to this Tender Notice. Tenders submitted which contain alterations and/or additions of any kind to the documents required to be submitted under this Tender Notice shall be treated as non-conforming tenders.
16. In the event of any discrepancy between the English and Chinese versions of this Tender Notice, the Tender Submission Checklist, the Form of Tender, the Preliminary Agreement and the Side Letters, the English version shall prevail.

Date: 27th June 2020

SCHEDULE

(A) No.	(B) Property(ies) for Tender	(C) Tender commencement time and date	(D) Tender closing time and date	(E) Period for inspection of Agreement
1.	House No. 1 and Residential Parking Spaces Nos. EV R1 and EV R2 on B1 Floor	3:00p.m. on everyday from 28 th June 2020 until 31 st August 2020 (both days inclusive)	5:00p.m. on everyday from 28 th June 2020 until 31 st August 2020 (both days inclusive)	10:00a.m. to 12:45p.m. on everyday from 27 th June 2020 until 31 st August 2020 (both days inclusive) (excludes Sunday and public holidays)
2.	House No. 2 and Residential Parking Spaces Nos. EV R3 and EV R8 on B1 Floor			
3.	House No. 3 and Residential Parking Spaces Nos. EV R9 and EV R10 on B1 Floor			
4.	House No. 5 and Residential Parking Spaces Nos. EV R4 and EV R5 on B1 Floor			
5.	House No. 6 and Residential Parking Spaces Nos. EV R6 and EV R7 on B1 Floor			

FORM OF TENDER

Tender for the purchase of:

House No. [] and Residential Parking Spaces Nos. [] and [] on B1 Floor of Royal Cove ("Development"), 2 Ka Wo Li Hill Road, Tuen Mun, New Territories ("**Property**")

subject to the terms and conditions contained in this Form of Tender, the Tender Notice dated 27th June 2020 ("**Tender Notice**") and the Preliminary Agreement for Sale and Purchase ("**Preliminary Agreement**") as respectively attached hereto.

To: **GOLDEN NICE DEVELOPMENT LIMITED (金勵發展有限公司)** whose registered office is situate at Unit 2001, 20th Floor, West Tower, Shun Tak Centre, Nos. 168-200 Connaught Road Central, Hong Kong ("**Vendor**")

1. I/We, _____

(HKID Card No./Passport No./Business Registration No. _____)

of _____

(registered office for company(ies)/correspondence address in Hong Kong for individual(s)), having read the Tender Notice (including the Appendixes thereto) and the Preliminary Agreement, hereby offer to purchase the Property from the Vendor at the purchase price of HONG KONG DOLLARS

(HK\$ _____) ("**Purchase Price**") and on the terms and conditions as more particularly set out in the Preliminary Agreement.

2. The Purchase Price shall be paid by me/us in the following manner, if this Tender is accepted by the Vendor:-

(Please tick one payment plan only)

<input type="checkbox"/> (A)	60 Days Payment Plan
	<p>(I) Terms of Payment</p> <ol style="list-style-type: none">1. 5% of the Purchase Price (preliminary deposit) shall be paid upon signing of the Preliminary Agreement.2. 5% of the Purchase Price (further deposit) shall be paid upon signing of the Formal Agreement for Sale and Purchase.3. 90% of the Purchase Price (balance of Purchase Price) shall be paid within 60 days after the date of signing of the Preliminary Agreement.
<input type="checkbox"/> (B)	90 Days Payment Plan
	<p>(I) Terms of Payment</p> <ol style="list-style-type: none">1. 5% of the Purchase Price (preliminary deposit) shall be paid upon signing of the Preliminary Agreement.2. 5% of the Purchase Price (further deposit) shall be paid upon signing of the Formal Agreement for Sale and Purchase.3. 90% of the Purchase Price (balance of Purchase Price) shall be paid within 90 days after the date of signing of the Preliminary Agreement.
<input type="checkbox"/> (C)	120 Days Payment Plan
	<p>(I) Terms of Payment</p> <ol style="list-style-type: none">1. 5% of the Purchase Price (preliminary deposit) shall be paid upon signing of the Preliminary Agreement.2. 5% of the Purchase Price (further deposit) shall be paid upon signing of the Formal Agreement for Sale and Purchase.3. 90% of the Purchase Price (balance of Purchase Price) shall be paid within 120 days after the date of signing of the Preliminary Agreement.

3. In the event of this tender being accepted by the Vendor in accordance with the Tender Notice, the Preliminary Agreement shall constitute a legally binding agreement between me/us and the Vendor for the sale and purchase of the Property.

4. I/We enclose the following documents with this Tender:

- (a). cashier's order(s) (No(s)._____) issued by _____ or cheque(s) (No(s)._____) drawn on _____ in favour of "Kao, Lee & Yip Solicitors" for the sum equivalent to 5% of the Purchase Price, which shall be applied towards payment of the preliminary deposit if this Tender is accepted by the Vendor; (Note: HK\$500,000 being part of the preliminary deposit must be paid by cashier's order(s) and the balance of the preliminary deposit may be paid by cheque(s) and/or cashier's order(s).)
- (b). in case of individual, a copy of my/our HKID Card/Passport;
- (c). in case of a company, a copy of each of the Certificate of Incorporation(and, if applicable, Certificate of Change of Name), the valid Business Registration Certificate and the latest register of directors and annual return of our company;
- (d). in case of a company, a copy of the Board Resolutions of our company authorizing the signing of this Form of Tender, the Preliminary Agreement and the other documents mentioned in the above in the manner as they are signed;
- (e). a Warning to Purchasers (in the form annexed to the Tender Notice) duly completed and signed by me/us;
- (f). a Vendor's Information Form (in the form annexed to the Tender Notice) duly completed and signed by me/us;
- (g).
 - (i) if there is an intermediary, a Declaration Regarding Intermediary (in the form annexed to the Tender Notice) duly completed and signed by me/us; or
 - (ii) if there is no Intermediary, a Declaration Regarding No Intermediary (in the form annexed to the Tender Notice) duly completed and signed by me/us;
- (h). a Confirmation of Viewing Property or Waiver of Right of Viewing Property (in the form annexed to the Tender Notice) duly completed and signed by me/us;
- (i). a Personal Information Collection Statement (in the form annexed to the Tender Notice) duly completed and signed by me/us;
- (j). a Side Letter regarding Curtains and Curtain Rails (in the form annexed to the Tender Notice) duly completed and signed by me/us;
- (k). an Acknowledgement of Physical Condition (in the form annexed to the Tender Notice) duly completed and signed by me/us.

5. I/We expressly agree that dispatch of the Preliminary Agreement by the Vendor to me/us at my/our Hong Kong correspondence address or registered office and/or my/our solicitor's correspondence address shown below shall constitute a formal and binding contract for the subject sale and purchase of the Property at the price and on the terms and conditions contained in this Form of Tender, the Tender Notice and the Preliminary Agreement.

Dated this _____ day of _____ .

Name of Tenderer : _____

Signature(s) of Tenderer/
Name(s) and Signature(s) of
Authorized Signatory(ies) of
Tenderer : _____

HKID No./Passport No./
Business Registration No.
of Tenderer : _____

Correspondence Address
in Hong Kong/
Registered Office
of Tenderer: _____

Tel. No. of Tenderer: _____

Facsimile No. of Tenderer: _____

Name(s) of contact person(s)
of Tenderer: _____

Tel. No. of contact person(s)
of Tenderer: _____

Tenderer's solicitor (if any): _____

Tenderer's solicitor's
correspondence address (if any): _____

Name and Company of Intermediary
(if any) appointed by
Tenderer: _____

Licence No. of Intermediary (if any) appointed
by Tenderer
(with copy of Intermediary's
licence attached hereto): _____

Contact Details of
Intermediary (if any)
appointed by Tenderer: _____

招標承投購買物業

有關： 新界屯門嘉和里山路 2 號帝灣居（「**發展項目**」）

招標物業的資料

請參閱本招標公告附表(B)欄列出的物業

招標開始時間及日期：

請參閱附表(C)欄所述之時間及日期

招標截止時間及日期：

請參閱附表(D)欄所述之時間及日期

請注意，就附表(B)欄列出的任何或全部物業而言，賣方有絕對權利以修改銷售安排資料及/或發布與附表(B)欄列出的任何或全部物業有關的新銷售安排資料的方式不時更改附表(D)欄所列出的招標截止時間及/或日期。

招標公告

招標物業的資料

新界屯門嘉和里山路 2 號帝灣居

請參閱本招標公告附表(B)欄列出的物業
(「**該招標物業**」)

1. **金勵發展有限公司**(「賣方」)現由附表(C)欄所述之招標開始時間及日期(「**招標開始時間**」)直至附表(D)欄所述之招標截止時間及日期(「**招標截止時間**」)(須受以下第 6 段所限)招標承投購買任何該招標物業，惟受載於本招標公告、投標表格(作為**附件 A** 夾附於本招標公告)(「**投標表格**」)及臨時買賣合約(以**附件 B** 的格式夾附於本招標公告)(「**臨時合約**」)的條款或條件所限。

在每份遞交的投標書中，投標者可選擇提出要約購買任何一個該招標物業。投標者提出要約購買的該個物業以下稱為「**該投標物業**」。(請注意: 每一個該投標物業須以一份獨立的投標書要約購買。)

2. 投標者需注意以下事項：

- (a) 遞交其投標書前，每位投標者應就本招標公告、投標表格及臨時合約的條款及條件尋求法律意見。
- (b) 每位投標者在其認為適當的情況下，可委任自己的中介人進行投標。若投標者委任一名中介人在招標中作為其代表，有關其獲委任之中介人的資料須於投標表格中列出。由投標者如此委任的中介人並非賣方或賣方的任何控權或有聯繫公司的代理人。
- (c) 以投標者身份簽署投標表格的人士須被視作為主事人。由代理人或授權人為主事人遞交的任何投標將不予接受。
- (d) 無行為能力之人士無權遞交投標書。

3. 任何投標書均須：

- (a) 採用投標表格(附件 A)、臨時合約(附件 B)及附函(按下文定義)(如適用) (全部一式兩份) 之格式，而投標表格、臨時合約及附函須按照載於本招標公告的條款及條件填妥並由投標者以主事人身份簽署，同時須隨附本招標公告。為作遞交投標書的目的，每位投標者須自行及自費準備足夠的投標表格、臨時合約及附函之複印本並於上述文件的每一份填妥及簽署(全部一式兩份)。請填妥及簽署投標表格的英文文本或投標表格的中文文本；
- (b) 連同以下文件一併遞交：
 - (i) 相等於投標者於投標表格及臨時合約中提出要約購買的該投標物業的售價(「售價」) 5%的臨時訂金。港幣 500,000.00 元(作為部份臨時訂金) 必須以銀行本票支付，而臨時訂金的餘額可以支票及/或銀行本票支付。每張銀行本票及/或支票必須由根據香港法例第 155 章《銀行業條例》第 16 條獲妥為發牌的銀行所簽發，抬頭寫「高李葉律師行」；
 - (ii) 如投標者是個人，組成投標者的每名個人的香港身份證／護照的複印本；
 - (iii) 如投標者是公司，公司註冊證明書(及更改公司名稱通知書(如適用))及有效的商業登記證的複印本，以及投標者最近期的董事登記冊及周年申報表的複印本；
 - (iv) 對買方的警告(按照夾附於本招標公告的格式由投標者填妥並簽署)；
 - (v) 賣方資料表格(按照夾附於本招標公告的格式由投標者填妥並簽署)；
 - (vi)
 - (a) 若有中介人，關於中介人的聲明(按照夾附於本招標公告的格式由投標者填妥並簽署)；或
 - (b) 若無中介人，關於並無中介人的聲明(按照夾附於本招標公告的格式由投標者填妥並簽署)；

- (vii) 確認已參觀物業或同意放棄參觀物業(按照夾附於本招標公告的格式由投標者填妥並簽署)；
- (viii) 個人資料收集聲明(按照夾附於本招標公告的格式由投標者填妥並簽署)；
- (ix) 有關窗簾及窗簾杆之附函(按照夾附於本招標公告的格式由投標者填妥並簽署)；
- (x) 實質狀況確認書(按照夾附於本招標公告的格式由投標者填妥並簽署)；
- (xi) 若投標者為公司，投標者授權簽署投標表格、臨時合約及其他上述文件之董事局決議的複印本(在該董事局決議內，該獲授權的簽署方式須與在該等文件上的簽署方式相同)。

(上文第 3(b)(iv)段至第 3(b)(x)段所述之文件，統稱為「**附函**」。)

(註：請勿為上述第 3(a)和(b)段所述的任何文件填上日期。)

- (c) 放入已封妥 及 註明由賣方收件的信封內，並在信封面上清楚註明「**Tender for Royal Cove**」；及
- (d) 在招標開始時間至招標截止時間期間，放入擺放在香港干諾道中 168-200 號信德中心西翼 20 樓 2001 室之售樓地點並標示為「**Royal Cove Tender Box 帝灣居投標箱**」的投標箱內。請注意根據以下第 6 段，就任何或全部該招標物業，賣方有絕對權利以修改銷售安排資料及/或發布與任何或全部該招標物業有關的新銷售安排資料的方式不時更改招標截止時間及/或日期及/或售樓地點。

4. 每位投標者須於其簽署及隨附於投標表格遞交的臨時合約(一式兩份)上填寫下列資料：

- (a) 買方(須與投標者相同)的姓名、香港身份證號碼/護照號碼/商業登記證號碼、於香港的通訊地址/註冊辦事處地址及電話號碼，另外，若投標者為公司，投標者董事的姓名及其香港身份證號碼/護照號碼；

- (b) 投標者提出要約的該投標物業之售價；
 - (c) 售價之付款計劃(須與投標表格第 2 段相符)。
5. 賣方不一定接納出價最高或最佳的投標書或任何一份投標書。賣方有絕對酌情權決定是否接納任何一份投標書，其決定為最終且對所有投標者具約束力。賣方保留根據賣方在其絕對酌情權下認為合適之條款及條件接受任何投標書的權利。若投標者(以其個人名義而非與他人聯名)遞交多於一份投標書，賣方保留只接受該投標者所遞交的多份投標書中的其中一份投標書的權利。
6. 賣方有絕對權利在接受任何投標書前的任何時間撤回任何或全部該招標物業(包括該投標物業或其任何部分)不予出售，或在行使其絕對酌情權下認為合適的情況下將任何或全部該招標物業(包括該投標物業或其任何部分)售予或轉讓給任何人。賣方不承諾亦無責任去檢閱、考慮或接納出價最高的要約或任何購買該投標物業的要約。就任何或全部該招標物業，賣方有絕對權利以修改銷售安排資料及/或發布與任何或全部該招標物業有關的新銷售安排資料的方式不時更改招標截止時間及/或售樓地點。賣方有絕對權利於招標截止時間（即附表(C)欄所述之招標開始時間及日期）或之前接受任何要約。
7. (a) 每位投標者會被視作已接納本招標公告內的條款及條件，並已承諾其投標書構成不可撤銷並按照臨時合約內的條款及條件購買該投標物業的要約。投標者不可更改或撤回該不可撤銷的購買要約，及就於 2020 年 6 月 28 日至 2020 年 8 月 31 日(包括首尾兩日)期間的任何一日的投標開始時間(即下午 3 時)至投標截止時間(即下午 5 時)期間遞交的投標書而言，該不可撤銷的購買要約都可由賣方按照本招標公告內的條款及條件於該投標書遞交之日後的 3 個曆日內隨時接納。
8. (a) 如投標書於 2020 年 6 月 28 日至 2020 年 8 月 31 日(包括首尾兩日)期間的任何一日的投標開始時間(即下午 3 時)至投標截止時間(即下午 5 時)期間遞交，及該投標書如獲賣方接納，賣方須於中標者遞交的臨時合約上簽署，並於該投標書遞交之日後的 3 個曆日內，將一份妥為簽署、日期為賣方簽署當日的臨時合約的對應本連同投標表格的對應本及附函的對應本(如適用) 以郵遞及或快遞方式送

達予中標者於投標表格所示的香港通訊地址或註冊辦事處地址及/或投標者代表律師的通訊地址(如有)。

- (b) 一旦賣方在臨時合約上簽署並將之以上述方式送達予中標者，中標者即成為臨時合約的買方，而該臨時合約將構成賣方與中標者就買賣該投標物業的有法律約束力的協議。
 - (c) 中標者須在臨時合約日期後的 5 個工作天內簽署正式買賣合約，並且按照臨時合約的條款及條件支付加付訂金和部分售價。(註：「工作天」一詞具有香港法例第 621 章《一手住宅物業銷售條例》第 2(1)條例所賦予的涵義。)
 - (d) 正式買賣合約須採用賣方訂明的格式，而且其中任何條款均不得更改。正式買賣合約的格式於本招標公告附表(E)欄所述的期間可於售樓地點免費查閱。
 - (e) 若中標者為公司，在簽署正式買賣合約之前，中標者的董事及/或股東不得有任何變動。
9. 如投標書於 2020 年 6 月 28 日至 2020 年 8 月 31 日(包括首尾兩日)期間的任何一日的招標的開始時間(即下午 3 時)至招標的截止時間(即下午 5 時)期間遞交但不獲接納，賣方須於該投標書遞交之日後的 3 個曆日內，以普通預付郵遞並註明由投標者收件及送達予投標者於投標表格所示的香港通訊地址或註冊辦事處地址的方式，通知投標者其投標書不獲接納，並同時退回其銀行本票或支票(不連同利息、費用或賠償)，風險由投標者獨力承擔。
10. 在賣方對收到的投標書作出決定前，所有隨投標書遞交的銀行本票或支票均不會予以兌現。如投標書獲接納，隨該投標書遞交的銀行本票或支票將視作臨時訂金，以支付中標者按照臨時合約應繳的臨時訂金。
11. 即使於招標開始時間和招標截止時間之間的任何時間任何熱帶氣旋警告信號或任何暴雨警告信號在香港生效，該招標物業的招標會繼續進行。
12. 買賣雙方必須嚴格遵守本臨時合約內一切有關時限的規定。

13. 如有任何查詢，請聯絡周統育先生，地址為香港干諾道中 168-200 號信德中心西翼 20 樓 2001 室(查詢熱線:2810 0409)。投標者須注意，賣方只會回答關於該招標物業的一般問題，而不會就該招標提供法律或其他意見。投標者應就本招標公告和相關文件的條款以及一切與該招標物業有關的事宜尋求法律及其他專業意見。
14. 賣方在此作出特別聲明，賣方或任何賣方的代理或僱員對有意投標者或投標者的任何查詢所作出的任何口頭或書面陳述及所採取的任何行動，均只供指引及參考之用。任何陳述不得視作構成本招標公告的一部份，而該等陳述或行動並不會亦不被視作闡述、更改、否定、豁免或在其他方面修改本招標公告所列出的任何條款或條件。
15. 賣方保留權利按其全權酌情權將任何遞交不符合規定的投標書的投標者，或沒有按本招標公告的規定遞交有效或妥善簽署文件的投標者的資格取消。如所遞交的投標書對根據本招標公告所須遞交的文件作出任何類型的改動及／或增加，該投標書將被視為不符合規定的投標書。
16. 如本招標公告、投標遞交清單、投標表格、臨時合約及附函的英文文本與中文譯本有任何不一致，則以英文文本為準。

日期：2020 年 6 月 27 日

附表

(A) 編號	(B) 該招標物業	(C) 招標開始時間及日期 日/月/年	(D) 招標截止時間及日期 日/月/年	(E) 查閱買賣合約的時期 日/月/年
1.	1 號洋房及地庫 1 樓住宅停車位 EV R1 及 EV R2]號	由 2020 年 6 月 28 日至 2020 年 8 月 31 日 (包括首尾兩日)期間每一日的下午 3 時	由 2020 年 6 月 28 日至 2020 年 8 月 31 日(包括首尾兩日) 期間每一日的下午 5 時	由 2020 年 6 月 27 日至 2020 年 8 月 31 日日(包括首尾兩日)(星期日及公眾假期除外)期間每一日的上午 10 時至下午 12 時 45 分
2.	2 號洋房及地庫 1 樓住宅停車位 EV R3 及 EV R8 號			
3.	3 號洋房及地庫 1 樓住宅停車位 EV R9 及 EV R10 號			
4.	5 號洋房及地庫 1 樓住宅停車位 EV R4 及 EV R5 號			
5.	6 號洋房及地庫 1 樓住宅停車位 EV R6 及 EV R7 號			

投標表格

投標購買：

新界屯門嘉和里山路 2 號帝灣居（「發展項目」）[]號洋房連地庫 1 樓住宅停車位
[]及[]號（「該物業」）

受本投標表格、夾附於本投標表格、日期為 2020 年 6 月 27 日的招標公告（「招標公告」）及臨時買賣合約（「臨時合約」）所載的條款及條件所限。

致： 金勵發展有限公司，其註冊辦事處位於香港干諾道中 168-200 號信德中心西翼
20 樓 2001 室（「賣方」）

1. 本人/吾等, _____

(香港身份證號碼/護照號碼/商業登記證號碼 _____)

(投標者為公司)註冊辦事處地址/(投標者為個人) 香港的通訊地址為 _____

，在閱讀招標公告(包括其附表)及臨時合約後，現在此按照臨時合約中更詳細列出的條款及條件向賣方要約購買該物業，售價為港幣

(港幣 _____ 元)（「售價」）。

2. 若本投標書獲賣方接納，本人/吾等將以下列方式支付售價:-

(請只剔以下一種付款計劃)

<input type="checkbox"/> (A)	60 天付款計劃
	<p>(I) 支付條款</p> <p>1. 售價 5% (臨時訂金)於簽立臨時合約時支付。</p> <p>2. 售價 5% (加付訂金) 於簽立正式合約時支付。</p> <p>3. 售價 90% (售價餘額)於簽立臨時合約的日期後 60 天內支付。</p>

<input type="checkbox"/> (B)	90 天付款計劃
	(I) 支付條款 1. 售價 5% (臨時訂金)於簽立臨時合約時支付。 2. 售價 5% (加付訂金) 於簽立正式合約時支付。 3. 售價 90% (售價餘額)於簽立臨時合約的日期後 90 天內支付。
<input type="checkbox"/> (C)	120 天付款計劃
	(I) 支付條款 1. 售價 5% (臨時訂金)於簽立臨時合約時支付。 2. 售價 5% (加付訂金) 於簽立正式合約時支付。 3. 售價 90% (售價餘額)於簽立臨時合約的日期後 120 天內支付。

3. 一旦本投標書獲賣方根據招標公告接納，臨時合約將構成本人/吾等與賣方就買賣該物業的有法律約束力的協議。

4. 本人/吾等於本投標書夾附以下文件：

- (a). 由_____簽發的銀行本票(銀行本票號碼_____)或_____的支票(支票號碼_____)，抬頭為「高李葉律師行」，以支付相等於售價 5% 的金額。若本投標書獲賣方接納，此金額將會被用以支付臨時訂金；(註：港幣\$500,000(作為部分臨時訂金)必須以銀行本票支付，而臨時訂金的餘額可以支票及/或銀行本票支付。)
- (b). 如投標者是個人，本人/吾等的香港身份證／護照的複印本；
- (c). 如投標者為公司，本公司的註冊證明書(及更改公司名稱通知書(如適用))、有效的商業登記證及最近期的董事登記冊及周年申報表的複印本；
- (d). 若投標者為公司，本公司授權簽署本投標表格、臨時合約及其他上述文件之董事局決議的複印本(在該董事局決議內，該獲授權的簽署方式須與在該等文件上的簽署方式相同)；
- (e). 對買方的警告 (按照夾附於招標公告的格式由本人/吾等填妥並簽署)；

- (f). 賣方資料表格 (按照夾附於招標公告的格式由本人/吾等填妥並簽署)；
- (g). (i) 若有中介人，關於中介人的聲明 (按照夾附於招標公告的格式由本人/吾等填妥並簽署)；或
- (ii) 若無中介人，關於並無中介人的聲明 (按照夾附於招標公告的格式由本人/吾等填妥並簽署)；
- (h). 確認已參觀物業或同意放棄參觀物業(按照夾附於招標公告的格式由本人/吾等填妥並簽署)；
- (i). 個人資料收集聲明 (按照夾附於招標公告的格式由本人/吾等填妥並簽署)；
- (j). 有關窗簾及窗簾杆之附函(按照夾附於招標公告的格式由本人/吾等填妥並簽署)；
- (k). 實質狀況確認書(按照夾附於招標公告的格式由本人/吾等填妥並簽署)。
5. 本人/吾等明確同意，賣方將臨時合約按下列本人/吾等的香港通訊地址或註冊辦事處及/或本人/吾等代表律師的通訊地址送達予本人/吾等，或此等行為將就該物業的買賣(其售價、條款及條件根據本投標表格、招標公告和臨時合約而定)構成一份正式和有約束力的合約。

本投標表格的日期為_____

投標者姓名：_____

投標者簽署/
投標者獲授權簽署人
的姓名及簽署：_____

投標者的
香港身份證號碼/
護照號碼/商業登記證號碼：_____

投標者位於香港的通訊地址
/註冊辦事處地址：_____

投標者的電話號碼：_____

投標者的傳真號碼： _____

投標者聯絡人姓名： _____

投標者聯絡人的電話號碼： _____

投標者代表律師(如有)： _____

投標者代表律師的通訊地址(如有)： _____

投標者委任之中介人(如有)
的姓名及公司名稱： _____

投標者委任之中介人(如有)
的中介人牌照號碼 (隨本投標表格
夾附中介人牌照的複印本)： _____

投標者委任之中介人(如有)
的聯絡資料： _____

PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

編號 Ref. No.:

("Preliminary Agreement")

日期 Date:

臨時買賣合約 ("臨時合約")

The Vendor agrees to sell and the Purchaser agrees to purchase the property mentioned below on the following terms and conditions and the "Other Terms and Conditions". 賣方及買方於此同意根據以下條款及附帶條款及條件出售及購買下述之物業。

Vendor 賣方: Golden Nice Development Limited 金勵發展有限公司

Vendor's solicitors 賣方律師	KAO, LEE & YIP 高李葉律師行	17/F, Gloucester Tower, The Landmark, Central, Hong Kong 香港中環置地廣場告羅士打大廈十七樓	Tel. No. 電話號碼	2844 4888
Purchaser 買方	Purchasers' / Purchaser's Name(s) 買方姓名		HKID No./ Passport No./ B.R.No. 香港身份證號碼/護照號碼/商業登記證號碼	
	(1)			
	(2)			
	(3)			
	(4)			
	Directors' names and HKID Nos./ Passport Nos. (for corporate purchasers only) 董事姓名及身份證號碼 (只適用於買方為有限公司)			
	(1)			
	(2)			
Purchaser's Correspondence/ Registered Address 買方通訊 / 註冊地址			Tel. No 電話號碼	

The Property 本物業:

Royal Cove, 2 Ka Wo Li Hill Road, Tuen Mun
屯門嘉和里山路 2 號帝灣居
("Development") ("發展項目")

Residential Unit 住宅單位: House No. _____ 號洋房

Car Park 停車位: Residential Parking Space No. 住宅停車位 _____ and 及 _____ 號 on B1 Floor 地庫 1 樓

Payment Terms 付款方式	<input type="text"/>	Date of signing Agreement for Sale and Purchase 簽訂正式買賣合約日期	_____
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The Purchase Price of the Property is HK\$ _____, which shall be paid by the Purchaser to the Vendor in the manner as follows ("Payment Terms"):-
本物業的售價為 港幣 _____ 元, 並須由買方按以下方式付予賣方 (「付款方式」):-

Preliminary Deposit 臨時訂金為數	HK\$ _____ 港幣 _____ 元	, which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement (即售價的 5%) 於簽訂本臨時合約時付清
Further Deposit 加付訂金	HK\$ _____ 港幣 _____ 元	於 _____ 日或之前付清 payable on / before _____

Balance of Purchase Price 售價餘款	HK\$ _____ 港幣 _____ 元	於 _____ 日或之前付清 payable on / before _____ ("Completion Date") ("成交日期")
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Received from the Purchaser the sum of HK\$ 茲收到買方港幣 _____ 元	Being the Preliminary Deposit payable upon signing of this Preliminary Agreement 作為簽訂本臨時合約同時應付之臨時訂金	Received by 經手收款人
Name of Bank 銀行名稱	Cashier Order /Cheque No. 本票/支票號碼	Signature 簽署

It is hereby agreed and acknowledged by the Purchaser that the foregoing conditions and Clauses Nos. 1-30 under "Other Terms and Conditions" shall all form part of the Preliminary Agreement and are incorporated in the Preliminary Agreement for purchase of the Property herein.

買方在此同意及明白所有上列及附帶條款及條件下所述第 1-30 項有關購買本物業之規定均構成本臨時合約的部份, 並納入本臨時合約。

OTHER TERMS AND CONDITIONS 附帶條款及條件:

1. In this Preliminary Agreement:
在本臨時合約中:
 - (a) "saleable area" has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap 621);
“實用面積”具有《一手住宅物業銷售條例》(第 621 章) 第 8 條給予該詞的涵義;
 - (b) "working day" has the meaning given by section 2(1) of that Ordinance;
“工作日”具有該條例第 2 (1) 條給予該詞的涵義;
 - (c) the floor area of an item under clause 8(a) is calculated in accordance with section 8 (3) of that Ordinance; and
第 8(a) 條所指的項目的樓面面積, 按照該條例第 8(3)條計算; 及
 - (d) the area of an item under clause 8(b) is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.
第 8(b) 條所指的項目的面積, 按照該條例附表 2 第 2 部計算。
2. The Preliminary Deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholder.
買方須支付的臨時訂金, 須由賣方律師作為保證金保存人而持有。
3. It is intended that this Preliminary Agreement is to be superseded by an Agreement for Sale and Purchase ("the Agreement") to be executed —
按訂約雙方的意向, 本臨時合約將會由一份買賣合約 (“正式合約”) 取代, 正式合約須 —
 - (a) by the Purchaser on or before _____ (i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and
由買方於 _____ (即本臨時合約的簽署日期之後的第五個工作日)或之前簽立; 及
 - (b) by the Vendor on or before _____ (i.e. the eighth working day after the date on which this Preliminary Agreement is signed).
由賣方於 _____ (即本臨時合約的簽署日期之後的第八個工作日)或之前簽立。
4. The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
須就本臨時合約、正式合約及轉讓契支付的從價印花稅(如有的話), 由買方承擔。
5. The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
須就本臨時合約、正式合約及轉讓契支付的額外印花稅(如有的話), 由買方承擔。
6. The Purchaser shall, within FIVE (5) working days after the date on which this Preliminary Agreement is signed, attend the office of the Vendor's solicitors bringing along his Hong Kong Identity Card or passport or (in case the Purchaser is a company) its Business Registration Certificate and the original of this Preliminary Agreement to (a) sign the Agreement in such standard form as prepared by the Vendor's solicitors which Agreement shall not be altered by the Purchaser, (b) make further payment in accordance with the Payment Terms, and (c) pay all stamp duty payable or incurred on this Preliminary Agreement and the Agreement.
買方需於本臨時合約之簽署日期之後五個工作日內攜帶香港身份證或護照或商業登記證(如買方為公司)及本臨時合約的正本到上述賣方律師辦公地點辦理下列手續:(a)簽署賣方律師所訂定之正式合約, 合約內容買方不能更改, (b)交付根據本臨時合約付款方式所述到期應付之款項, 並(c)交付全部有關本臨時合約及正式合約應付或所招致的印花稅。
7. If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed —
如買方沒有在本臨時合約的簽署日期之後的 5 個工作日內簽立正式合約—
 - (a) this Preliminary Agreement is terminated;
本臨時合約即告終止;
 - (b) the Preliminary Deposit paid by the Purchaser is forfeited to the Vendor; and
買方支付的臨時訂金, 即被沒收歸於賣方; 及
 - (c) the Vendor does not have any further claim against the Purchaser for the failure.
賣方不得就買方沒有簽立正式合約, 而對買方提出進一步申索。
8. The measurements of the Property are as follows:
本物業的量度尺寸如下:
 - (I) The measurements of the Residential Unit are as follows:
單位的量度尺寸如下:
 - (a) the saleable area is _____ square metres / _____ square feet *[of which —]
實用面積為 _____ 平方米 / _____ 平方呎*[, 其中—]

*[_____ square metres / _____ square feet is the floor area of the balcony];
*[_____ 平方米 / _____ 平方呎為露台的樓面面積];
*[_____ square metres / _____ square feet is the floor area of the utility platform];
*[_____ 平方米 / _____ 平方呎為工作平台的樓面面積];
*[_____ square metres / _____ square feet is the floor area of the verandah]; and
*[_____ 平方米 / _____ 平方呎為陽台的樓面面積]; 及

- (b) other measurements are:

其他量度尺寸為:

*[the area of the air-conditioning plant room is	square metres /	square feet];
*[空調機房的面積為	平方米／	平方呎]；
*[the area of the bay window is	square metres /	square feet];
*[窗台的面積為	平方米／	平方呎]；
*[the area of the cockloft is	square metres /	square feet];
*[閣樓的面積為	平方米／	平方呎]；
*[the area of the flat roof is	square metres /	square feet];
*[平台的面積為	平方米／	平方呎]；
*[the area of the garden is	square metres /	square feet];
*[花園的面積為	平方米／	平方呎]；
*[the area of the parking space is	square metres /	square feet];
*[停車位的面積為	平方米／	平方呎]；
*[the area of the roof is	square metres /	square feet];
*[天台的面積為	平方米／	平方呎]；
*[the area of the stairhood is	square metres /	square feet];
*[梯屋的面積為	平方米／	平方呎]；
*[the area of the terrace is	square metres /	square feet];
*[前庭的面積為	平方米／	平方呎]；
*[the area of the yard is	square metres /	square feet];
*[庭院的面積為	平方米／	平方呎]。

*Delete as appropriate.

*將不適用者刪去。

- II. The measurements of Car Park are as follows:

車位的量度尺寸如下:

the area is	square metres /	square feet
面積為	平方米／	平方呎

9. The sale and purchase of the Property includes the fittings, finishes and appliances as set out in the attached Appendix.
本物業買賣所包括的裝置、裝修物料及設備載列於附件。
10. Without prejudice to Sections 13 and 13A of the Conveyancing and Property Ordinance (Cap.219), the Vendor shall not restrict the Purchaser's right under the law to raise requisition or objection in respect of title.
在不損害《物業轉易及財產條例》(第 219 章)第 13 及 13A 條的原則下，賣方不得限制買方根據法律就業權提出要求或反對的權利。
11. The Purchaser has acknowledged receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in clause 12 and fully understands its contents.
買方已確認收到第 12 條所列出的“對買方的警告”的中英雙語文本，並完全明白其內容。
12. For the purposes of clause 11, the following is the "Warning to Purchasers" —
就第 11 條而言，“對買方的警告”內容如下—
 - (a) Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。
 - (b) You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.
你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。
 - (c) **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.
現建議你聘用你自己的律師，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。
 - (d) If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。
 - (e) You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.
你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。

13. The Purchaser will have to agree with the Vendor in the Agreement that in the event of the Purchaser requesting and the Vendor agreeing to execute a Cancellation Agreement or any other means which has the effect of cancelling the Agreement or the obligations of the Purchaser thereunder, the Vendor shall be entitled to retain the sum of 10% of the total purchase price of the Property as consideration for its agreeing to cancel the Agreement (not as penalty) and the Purchaser will in addition pay or reimburse, as the case may be, to the Vendor all legal costs, charges, disbursements (including any stamp duty) in connection with the cancellation of the Agreement.
買方須於正式合約中與賣方協議如買方要求並獲賣方同意之情況下簽署一份取消合約又或採取其他有效等同方式取消正式合約或終止買方於該正式合約所承擔之責任，賣方有權保留本物業的售價的 10% 作為賣方同意取消該正式合約之代價(但並非視為懲罰金)。同時買方亦須額外付予賣方或償還賣方(視乎情況而定)全部就取消該正式合約須付之律師費、收費及代墊付費用(包括任何須繳付之印花稅)。
14. The Purchaser purchases with full knowledge of the physical condition of the Property and the fittings and finishes and appliances therein and takes them as they stand. Upon completion, the Vendor shall deliver vacant possession of the Property to the Purchaser.
買方在購買本物業時完全知悉本物業的實質狀況與本物業內的裝置及裝修物料，並接受本物業及該等裝置及裝修物料及設備的現狀。賣方須於完成本物業之買賣時向買方交付本物業在空置情況下的管有權(即將本物業交吉予買方)。
15. The Vendor and the Purchaser agree to complete the sale and purchase of the Property at the offices of the Vendor's solicitor during office hours (10a.m. to 4:30p.m.) on the Completion Date.
買賣雙方同意於成交日期於辦公時間(上午 10 時至下午 4 時 30 分)內在賣方律師辦公地點完成交易本物業。
16. It is hereby agreed and declared by the parties that this Preliminary Agreement is personal to the Purchaser. Subject to the provisions of clause 17, only the person who has signed this Preliminary Agreement is permitted to sign the Agreement.
雙方同意並聲明本臨時合約只適用於買方個人。除第(17)條另有規定外，只有簽署本臨時合約的人士方可簽署正式合約。
17. No attorney, trustee or nominee of any kind by the Purchaser can be accepted by the Vendor for the purpose of signing the Agreement except for a named attorney (without any right of substitution) with a specific power only to sign the Agreement in the name and on behalf of the Purchaser.
除非該名獲授權人(但不能有任何代替之權利)擁有之指定權限只限於以買方名義代買方簽署正式合約，否則賣方並不接受買方任何授權人、受托人或獲提名人代買方簽署正式合約。
18. The Purchaser will be required to covenant with the Vendor in the Agreement to the effect that in the event the Purchaser sub-sells the Property or transfers the benefit of the Agreement in any manner whatsoever before the completion of the sale and purchase of the Property, the Purchaser shall require each sub-purchaser, donee, nominee, beneficiary, attorney or other transferee whomsoever (i) to disclose in any subsequent sub-sale Agreement for Sale and Purchase or other agreement, full details (including identity card numbers and full addresses) of all confirmors, nominees and other intermediate parties who had purchased or sold the Property or any interest therein by any means whatsoever and the full monetary price or other consideration including any commission, reservation or agents fees or any other amount which has been paid or given to any person in addition to the consideration payable to the Vendor for the purchase of the Property, and (ii) to procure from any subsequent sub-purchaser or other transferee a covenant in the subsequent sub-sale Agreement for Sale and Purchase or impose a binding obligation in any other agreement having similar effect as this clause 18.
買方須與賣方在正式買賣合約中訂明，若買方於完成買賣本物業前轉售本物業或以任何方式將買賣合約權益轉讓予第三者，則買方須要求每個轉購人、受贈人、獲提名人、受益人、代理人或其他承讓人 (i) 在以後的轉售合約或其他協議中列明所有確認人、獲提名人及其他以任何方式買或賣本物業或任何相關利益的人士的詳細資料 (包括身份証號碼及地址) 以及全數金額或其他代價，包括任何佣金、權益保留金或代理費用或除為購買本物業應向賣方繳付的買價外，任何其他已繳付或給予任何人士的款項，及 (ii) 促使其後任何轉購人或其他承讓人在以後的轉售合約中作出與本 18 條效力相若的契諾，或在其他協議中訂明一項與本 18 條效力相若而具有約束力的責任。
19. (a) All stamp duty (including, without limitation, the ad valorem stamp duty, the special stamp duty, the Buyer's Stamp Duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap.117)) arising from this Preliminary Agreement, the Agreement, nomination (if any), sub-sale agreement (if any) or other agreement and/or the subsequent Assignment shall be solely borne and paid by the Purchaser.
有關本臨時合約、正式合約、提名書(如有)、轉售合約(如有)或其他合約及/或轉讓契所招致的印花稅(包括但不限於根據第 117 章《印花稅條例》可徵收的從價印花稅、額外印花稅、買家印花稅及所有附加印花稅)蓋由買方單獨承擔及繳付。
- (b) The Purchaser shall bear the Purchaser's solicitors' legal fees (including the disbursements of and incidental to the preparation, approval, execution, completion, stamping and registration) of the Agreement and the Assignment of the Property. The Purchaser shall also bear and pay:-
買方代表律師辦理本物業之正式合約及轉讓契之律師費(包括有關擬備、審批、簽立及完成正式合約及轉讓契及加蓋印花及註冊之代支費用及附帶之其他雜費)，均由買方承擔及支付。除此之外，買方須承擔及支付:-
(i) all legal costs and disbursements for the preparation of the Mortgage and (if any) the Second Mortgage of the Property;
所有有關本物業的按揭及(如適用)第二按揭的律師費及雜費;
(ii) all disbursements incurred in connection with the sale and purchase of the Property including (without limitation) search fees, registration fees and fees for the preparation of plans of the Property to be annexed to the Agreement and the Assignment;
所有有關本物業買賣的雜費，包括(但不限於)查冊費、登記費及所有附於正式合約及轉讓契的圖則的費用;
(iii) the costs of preparing certified true copies of title deeds and documents relating to the Property; and
本物業樓契及業權文件的認證副本費用; 及
(iv) the respective proportions of the legal costs of the preparation, execution and registration of the Deed of Mutual Covenant incorporating a Management Agreement of the Development ("DMC") and the costs of preparation of plans showing the common parts of the Development annexed to the DMC.
擬定、簽署及登記發展項目的公共契約包括大廈管理合約("公契")的律師費用之攤分部份及所有附於公共契約內有關大廈公共部份的圖則之圖則費之攤分部份。

20. All Further Deposit, Balance of Purchase Price and stamp duty shall be paid by the Purchaser by way of cashier order(s) drawn in favour of the Vendor's solicitors. Cashier's Orders are subject to clearance. If any Cashier's Order is dishonoured for whatever reason upon presentation, the Vendor shall be entitled to exercise its rights and remedies at law.
所有加付訂金、售價餘款及印花稅需由買方以抬頭寫上賣方律師之銀行本票支付。銀行本票均需兌現，無論因何原因任何銀行本票未能兌現，賣方有權行使在法律上的權利及補償。
21. Should this Preliminary Agreement be registered in the Land Registry by the Purchaser or by any person on his behalf before the Agreement is signed, the Vendor may unilaterally sign and register a Memorandum to vacate or cancel this Preliminary Agreement from the register or record in the Land Registry.
如買方或任何人代表買方在未簽署正式合約前將本臨時合約於土地註冊處登記，賣方可單方面簽署及註冊一份備忘錄將本臨時合約從土地註冊處的登記冊或紀錄中刪除或取消。
22. On completion, the Purchaser shall pay to the Manager of the Development, or reimburse the Vendor (if any of the relevant payments shall have already been paid by the Vendor to the Manager), all deposits and advance payment, contribution to Special Fund, and debris removal fee payable under the DMC.
買方在成交時須向發展項目的管理人繳交或償還予賣方（如任何有關費用已由賣方付予管理人）所有按公契規定需繳付的按金及上期預繳、按比例分攤的特別基金及清理廢料的費用。
23. The Purchaser shall inform the Vendor in writing of any change in the Purchaser's correspondence address or contact telephone number.
買方如有更改通訊地址或聯絡電話，須以書面通知賣方。
24. The Property is residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance.
本物業乃屬印花稅條例第 29A(1)條所註釋之住宅用途物業。
25. Time shall in every respect be of the essence of this Preliminary Agreement.
本臨時合約所規定之時間或時限乃合約要素，必須嚴謹遵守。
26. The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 6 months after the date of completion of the sale and purchase, remedy any defects to the Property, or the fittings, finishes or appliances as set out in clause 9, caused otherwise than by the act or neglect of the Purchaser. The provisions of this clause are without prejudice to any other rights or remedies that the Purchaser may have at common law or otherwise.
凡本物業或第 9 條所列出的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的 6 個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。本條的規定，並不削弱買方按普通法或其他法律可享有的任何其他權利或補救。
27. This Preliminary Agreement is not preceded by an unwritten sale agreement or an agreement for sale, made between the same parties hereto and on the same terms and conditions hereof.
在本臨時合約簽訂前，買賣雙方並無其他口頭或類似本合約之協議。
28. The terms and conditions of this Preliminary Agreement shall supersede any oral agreement or representation at any time made by the Vendor or by any person on behalf of the Vendor.
本臨時合約之條款及條文將取代賣方或其代表任何時間所作出之任何其口頭協議或陳述。
29. (a) Subject to the provisions of sub-clauses (b) and (c) below, the Vendor and the Purchaser do not intend any terms of this Preliminary Agreement to be enforceable pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap. 623) (the "CRTPO") and agree that this Preliminary Agreement shall be excluded from the application of the CRTPO.
賣方和買方無意賦予任何第三者權利依據《合約(第三者權利)條例》(第 623 章)(「該條例」)強制執行本臨時合約下任何條款，並且同意排除該條例對本合約的適用，惟受以下第(b)款及第(c)款的規定限制。
(b) Sub-clause (a) shall only apply and a term of this Preliminary Agreement will only be excluded from the application of the CRTPO to the extent that such exclusion will not be in contravention of the Residential Properties (First-hand Sales) Ordinance (Cap. 621).
本條第(a)款只在並無違反《一手住宅物業銷售條例》(第 621 章)的情況下適用，而本臨時合約的條款亦只在該等情況下排除於該條例的適用範圍之外。
(c) If any term of this Preliminary Agreement is not excluded from the application of the CRTPO by virtue of sub-clause (b) above and any such term is enforceable by a third party (as defined in the CRTPO) pursuant to the CRTPO:-
若本臨時合約任何條例因上述第(b)款的規定沒有從該條例的適用範圍內排除，而第三者(在該條例定義)可依據該條例強制執行任何該等條款時：
(I) this Preliminary Agreement may still be varied from time to time or (where such right of rescission exists) rescinded without the consent of such third party and section 6(1) of the CRTPO shall not apply to this Preliminary Agreement; and 本臨時合約仍可在未獲該第三者同意下不時作出更改或撤銷(倘若撤銷權存在)，而該條例第 6(1)條將不適用於本臨時合約；及
(II) notice is hereby given by the Vendor and the Purchaser, pursuant to section 6(4)(b) of the CRTPO, to such third party of the provisions contained in sub-clause (c)(i) above.
賣方和買方依據該條例第 6(4)(b) 條特此通知該第三者有關上述第(c)(i)款的規定限制。
30. Please tick as appropriate.
請在適當方格填上「✓」號。
☐ The Purchaser hereby confirms and declares that the Purchaser is a related party* to the Vendor.
☐ 買方確認及聲明買方屬於賣方的有關連人士*。
☐ The Purchaser hereby confirms and declares that the Purchaser is not a related party* to the Vendor.

☐ 買方確認及聲明買方並非賣方的有關連人士*。

(Applicable if the Purchaser is a related party* to the Vendor)

The Purchaser hereby confirms that the category of the status of the Purchaser as related party and the name of the person/entity the Purchaser is related to are as follows:

(適用於如買方屬賣方的有關連人士*)

買方確認買方所屬關連人士的類別及與買方有關連之人士的姓名/機構的名稱如下：

*Related Party *關連人士:-

A person is a related party to a vendor if-

如有以下情況，某人即屬賣方的有關連人士 -

the person is -

該人是 -

- (i) a director of that vendor, or a parent, spouse or child of such a director;
該賣方的董事，或該董事的父母、配偶或子女；
- (ii) a manager of that vendor;
該賣方的經理；
- (iii) a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
- (iv) an associate corporation or holding company of that vendor;
該賣方的有聯繫法團或控股公司；
- (v) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
上述有聯繫法團或控股公司的董事，或該董事的父母、配偶或子女；或
- (vi) a manager of such an associate corporation or holding company.
上述有聯繫法團或控股公司的經理。

The Purchaser declares that the above information is accurate and complete.

買方謹此聲明上述提供資料正確及完整。

The Purchaser hereby undertakes to forthwith notify the Vendor in writing of any change that may occur, on or prior to signing the Agreement, in the information as confirmed and/or declared by the Purchaser above.

買方承諾，如買方在就該物業簽訂正式合約或之前就上述經買方確認及/或聲明情況有任何改變，買方將即時以書面通知賣方。

Purchaser

買方

Vendor

賣方

Signature 簽名

Authorized Signatory

Golden Nice Development Limited 金勵發展有限公司

Appendix - Fittings, Finishes and Appliances

1. 外部裝修物料 (1號洋房、2號洋房、3號洋房、5號洋房及6號洋房)

	細項	描述	
a.	外牆	裝修物料的類型	外牆鋪砌天然石飾面、鋁金屬飾面、強化玻璃纖維混凝土，配噴漆及牆瓷磚
b.	窗	框的用料	採用氟碳噴塗鋁質窗框
		玻璃的用料	客廳、飯廳、睡房、書房的窗、廚房的所有窗 (只適用於1 號洋房、2 號洋房及6 號洋房) 及儲物室的窗 (只適用於6 號洋房) 採用鋼化玻璃 廚房 (只適用於3 號洋房及5 號洋房廚房) 採用防火玻璃及鋼化玻璃 藥水砂玻璃安裝於浴室窗及洗手間窗
c.	窗台	窗台的用料及窗台板的裝修物料	不適用
d.	花槽	裝修物料的類型	不適用
e.	陽台或露台	裝修物料的類型	<u>露台</u> 設玻璃圍欄並裝設鋁質扶手 牆身：鋪砌天然石飾面 地台：鋪砌瓷磚 天花：鋪鋁板 <u>吸音露台 (適用於1 號洋房、2 號洋房及3 號洋房)</u> 設玻璃圍欄並裝設鋁質扶手 牆身：鋪砌天然石飾面 地台：鋪砌瓷磚 天花：為吸音鋁質天花 <u>吸音露台 (適用於1 號洋房睡房1旁之吸音露台)</u> 設玻璃圍欄並裝設鋁質扶手 牆身：鋪砌天然石飾面及吸音鋁板 地台：鋪砌瓷磚 天花：為鋁質吸音天花
		是否有蓋	露台設有上蓋
		陽台	不適用
f.	乾衣設施	類型及用料	不適用

2. 室內裝修物料 (1號洋房、2號洋房、3號洋房、5號洋房及6號洋房)

			牆壁的裝修物料的類型	地板的裝修物料的類型	天花板的裝修物料的類型		
a.	大堂		入口大堂（設於地庫一樓）	天然石、瓷磚、裝飾玻璃、不銹鋼面板及飾線、髹石頭漆及鋁金屬裝飾圍欄	瓷磚及天然石腳線	石膏板假天花、花線及髹乳膠漆	
				牆壁的裝修物料的類型	天花板的裝修物料的類型		
b.	內牆及天花板		客廳	乳膠漆至外露牆身	至外露牆身，或天花位置裝設石膏板假天花、假陣髹乳膠漆		
			飯廳	乳膠漆至外露牆身	至外露牆身，或天花位置裝設石膏板假天花、假陣髹乳膠漆		
			睡房	乳膠漆至外露牆身	至外露牆身，或天花位置裝設石膏板假天花、假陣髹乳膠漆		
				地板的用料	牆腳線的用料		
c.	內部地板		客廳	天然石	木材飾面腳線		
			飯廳	天然石	木材飾面腳線		
			睡房	橡木複合地板配木材	木材飾面腳線		
				牆壁	地板	天花板	
d.	浴室	浴室	裝修物料的類型	天然石	天然石	石膏板假天花及髹乳膠漆	
			牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底	不適用	不適用	
		洗手間	裝修物料的類型	瓷磚	瓷磚	懸掛式鋁質天花或懸掛式石膏板假陣或髹乳膠漆	
			牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底	不適用	不適用	
				牆壁	地板	天花板	灶台
e.	廚房		裝修物料的類型	玻璃及天然石	天然石	懸掛式鋁質天花及石膏板假陣髹乳膠漆	實體面材
			牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底	不適用	不適用	不適用

3. 室內裝置 (1號洋房、2號洋房、3號洋房、5號洋房及6號洋房)

			用料	裝修物料	配件
a.	門	大門內門	實心防火木門	木紋裝飾面板	門鎖、防盜眼、嵌入式氣鼓、門擋及嵌入式防盜鏈
		大門外門	鋁框門	玻璃	門鎖
		睡房門	夾板木門	木紋裝飾面板	門鎖及門擋
		儲物室門	夾板木趟門	木紋裝飾面板，設有百葉	門鎖及門擋
		浴室門 (所有洋房，以下除外：2 號洋房、3 號洋房、5 號洋房及 6 號洋房之浴室(睡房1))	夾板木門	木紋裝飾面板	門鎖及門擋
		浴室門 (只適用於 2 號洋房、3 號洋房、5 號洋房及 6 號洋房之浴室(睡房 1))	夾板木門	木紋裝飾面板，設有百葉	門鎖及門擋
		主人浴室門	夾板木門	木紋裝飾面板	門鎖及門擋
		廚房門	實心防火木門	木紋裝飾面板及防火玻璃	門鎖、氣鼓、門擋
		洗手間門 (只適用於儲物室內之洗手間)	鋁框趟摺門	玻璃	門鎖
		洗手間門 (只適用於 6 號洋房客廳內之洗手間)	夾板木門	木紋裝飾面板	門鎖及門擋
		洗手間門 (所有洋房客廳，以下除外：6 號洋房客廳內之洗手間)	夾板木門	木紋裝飾面板，設有百葉	門鎖及門擋
		花園門 (私人花園內) (只適用於 1 號洋房、5 號洋房及 6 號洋房)	鍍鋅軟鋼拉門	玻璃	門鎖
		花園門 (私人花園內) (只適用於 2 號洋房及 3 號洋房)	鍍鋅軟鋼趟門	玻璃	門鎖
		單位通往平台 (一樓) 及露台的門 (只適用於 2 號洋房、3 號洋房、5 號洋房及 6 號洋房) 及吸音露台門 (只適用於 1 號洋房、2 號洋房及 3 號洋房)	鋁框門	玻璃	門鎖
		通往天台的門 (天台)	鋁框門	玻璃	門鎖
		位置	裝置及設備	類型	用料
b.	浴室	主人浴室	櫃	櫃	木製洗手盆櫃及木夾板木鏡櫃
				櫃枱面	天然石
			浴室裝置	坐廁	搪瓷
				面盆	搪瓷
				面盆水龍頭	鍍鉻
				淋浴間	鋼化玻璃
				衣鈎	鍍鉻
				毛巾架	鍍鉻
				廁紙架	鍍鉻
			浴室設備	設備之提供及品牌名稱，請參閱「設備說明表（洋房）」	

3. 室內裝置 (1號洋房、2號洋房、3號洋房、5號洋房及6號洋房)

		位置	裝置及設備		類型	用料	
b.	浴室	主人浴室	(ii) 供水系統的類型及用料		冷水及熱水供應	配有隔熱絕緣之銅喉	
			(iii) 沐浴設施的類型及用料 (包括花灑或浴缸 (如適用的話))	花灑	花灑套裝	鍍鉻	
				浴缸	(i) 浴缸	鑄鐵	
					(ii) 浴缸水龍頭	鍍鉻	
					(iii) 頭頂花灑	鍍鉻	
		(iv) 浴缸大小 (如適用的話)		1700毫米(長) x 750毫米(闊) x 470毫米(深)			
		浴室	(i) 裝置及設備的類型及用料	櫃	櫃	木製洗手盆櫃及夾板木鏡櫃	
				櫃枱面		天然石	
				坐廁	搪瓷		
				面盆	搪瓷		
				面盆水龍頭	鍍鉻		
				淋浴間 (適用於1 號洋房及6 號洋房睡房 1浴室)	鋼化玻璃		
				衣鈎	鍍鉻		
				毛巾架	鍍鉻		
				廁紙架	鍍鉻		
				浴室設備	設備之提供及品牌名稱，請參閱「設備說明表 (洋房)」		
			(ii) 供水系統的類型及用料		冷水及熱水供應	配有隔熱絕緣之銅喉	
			(iii) 沐浴設施的類型及用料 (包括花灑或浴缸 (如適用的話))	花灑	花灑套裝	鍍鉻	
				浴缸	(i) 浴缸	鑄鐵	
					(ii) 浴缸水龍頭	鍍鉻	
		(iv) 浴缸大小 (如適用的話)		1500毫米(長) x 750毫米(闊) x 470毫米(深)			
		洗手間 (適用於儲物室之洗手間)	(i) 裝置及設備的類型及用料	浴室裝置	坐廁	搪瓷	
					洗手盆	搪瓷	
					水龍頭	鍍鉻	
					廁紙架	鍍鉻	
				浴室設備	設備之提供及品牌名稱，請參閱「設備說明表 (洋房)」		
			(ii) 供水系統的類型及用料		冷水及熱水供應	配有隔熱絕緣之銅喉	
			(iii) 沐浴設施的類型及用料 (包括花灑或浴缸 (如適用的話))	花灑	花灑頭	鍍鉻	
				浴缸	沒有	不適用	
		(iv) 浴缸大小 (如適用的話)		不適用	不適用	不適用	

3. 室內裝置 (1號洋房、2號洋房、3號洋房、5號洋房及6號洋房)

			用料	
c.	廚房	(i) 洗滌盆	不銹鋼	
		(ii) 供水系統	配有隔熱絕緣保護之銅喉之冷熱水供應	
			用料	裝修物料
		(iii) 廚櫃	木製廚櫃	開孔清漆板及木紋飾面門板
		(iv) 所有其他裝置及設備的類型	其他裝置	人造石檯面
				鍍鉻洗滌盆水龍頭
				鋁質拉手及鍍鉻掛架
			其他設備	設備之提供及品牌名稱，請參閱「設備說明表（洋房）」
			裝置	類型及用料
d.	睡房	裝置 (包括嵌入式衣櫃)	不適用	不適用
e.	電話	接駁點的位置及數目	請參閱「住宅單位機電裝置數量說明表(洋房)」	
f.	天線	接駁點的位置及數目	請參閱「住宅單位機電裝置數量說明表(洋房)」	
g.	電力裝置	(i) 供電附件 (包括安全裝置)	配置微型斷路器作保護的三相配電箱	
		(ii) 導管是隱藏或外露	導管是部分隱藏及部份外露 ¹	
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅單位機電裝置數量說明表(洋房)」	
h.	氣體供應	類型	煤氣接駁點	
		系統	煤氣喉管均接駁煤氣煮食爐及煤氣熱水爐	
		位置	有關煤氣煮食爐接駁點及煤氣熱水爐的位置及數目，請參閱「住宅單位機電裝置數量說明表（洋房）」	
i.	洗衣機接駁點	位置	天台的升降機大堂內	
		設計	供洗衣機接駁的直徑22毫米的供水位，及直徑40毫米的去水位	
j.	供水	水管的用料	冷熱水供水系統採用銅喉管，沖廁水供水系統採用膠喉管	
		水管是隱藏或外露	水管是部分隱藏及部分外露 ²	
		有否熱水供應	洗手間、浴室及廚房均有熱水供應	

備註：

- 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。
- 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。

4. 雜項（1號洋房、2號洋房、3號洋房、5號洋房及6號洋房）

				升降機	
a.	升降機	(i) 品牌名稱及產品型號	品牌名稱	日立	
			產品型號	UAG-2T-630-C060	
		(ii) 升降機的數目及到達的樓層	升降機的數目	位置	到達的樓層
			1	1號洋房、2號洋房、3號洋房、5號洋房及6號洋房	地庫一樓至天台
b.	信箱	用料	不銹鋼		
c.	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾		
		(ii) 垃圾房的位置	地庫一樓之垃圾及物料回收站作中央處理		
			水錶	電錶	氣體錶
d.	水錶、電錶及氣體錶	(i) 位置	地庫二樓的水錶櫃	地庫二樓的總電掣房	各洋房單位的廚房
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立	獨立

5. 保安設施（1號洋房、2號洋房、3號洋房、5號洋房及6號洋房）

保安系統及設備 (包括嵌入式的裝備的細節及其位置)	<p>各洋房單位內均設有視像對講機，並連接至洋房區外圍主入口旁的訪客對講機</p> <p>發展項目主入口及洋房區主入口均設有八達通讀卡器及保安密碼門鎖</p> <p>大廈大堂入口及各停車場升降機大堂入口均設有保安密碼門鎖</p> <p>各地界入口、大廈主入口大堂、停車場、室外園林區及升降機廂內均設有閉路電視鏡頭，並接駁至地庫一樓保安室內的液晶顯示屏</p> <p>洋房單位內的視像對講機均配有警報掣，並直接連接至地庫一樓的保安室</p> <p>請參閱「住宅單位機電裝置數量說明表（洋房）」</p>
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6. 設備（1號洋房、2號洋房、3號洋房、5號洋房及6號洋房）

有關設備的品牌名稱及產品型號，請參考設備說明表（洋房）。

1. EXTERIOR FINISHES (HOUSE No. 1, HOUSE No. 2, HOUSE No. 3, HOUSE No. 5 and HOUSE No. 6)

	Item		Description
a.	External wall	Type of finishes	Natural stone cladding, aluminium cladding, glass reinforced concrete features with texture spray paint and ceramic wall tiles
b.	Window	Material of frame	Aluminium window frame finished with fluorocarbon coating
		Material of glass	Clear tempered glass for all windows in living rooms, dining rooms, bedrooms, study rooms, kitchens (House No. 1, House No. 2 and House No. 6 only) and store (House No. 6 only) Fire rated tempered glass and clear tempered glass (Kitchens of House No. 3 and House No. 5 only) Acid etched glass for window in bathrooms and lavatories
c.	Bay Window	Material and window sill finishes	Not applicable
d.	Planter	Type of finishes	Not applicable
e.	Verandah or balcony	Type of finishes	<u>Balcony</u> Fitted with glass balustrade with aluminium top rail Wall: Natural stone cladding Floor: External tiles Ceiling: Aluminium panel <u>Acoustic Balcony (House No. 1, House No. 2 and House No. 3 only)</u> Fitted with Glass balustrade with aluminium top rail Walls: Natural stone cladding Floor: External tiles Ceiling: Acoustic aluminium ceiling <u>Acoustic Balcony (next to Bedroom 1 of House No. 1 only)</u> Fitted with glass balustrade with aluminium top rail Wall: Natural stone cladding and acoustic aluminium cladding Floor: External tiles Ceiling: Acoustic aluminium ceiling
		Whether it is covered	Balconies are covered
		Verandah	Not applicable
f.	Drying facilities for clothing	Type and material	Not applicable

2. INTERIOR FINISHES (HOUSE No. 1, HOUSE No. 2, HOUSE No. 3, HOUSE No. 5 and HOUSE No. 6)

			Type of Wall finishes	Type of Floor finishes	Type of Ceiling finishes		
a.	Lobby	Entrance lobby (Located at B1 Floor)	Natural stone, ceramic tiles, patterned mirror glass, stainless steel panels and features, texture spray paint, and aluminium balustrades	Homogenous tiles with natural stone skirting	Natural stone, ceramic tiles, patterned mirror glass, stainless steel panels and features, texture spray paint, and aluminium balustrades		
			Type of Wall finishes	Type of Ceiling finishes			
b.	Internal wall and ceiling	Living room	Emulsion paint to exposed surfaces	Emulsion paint to exposed area, or equipped with suspended gypsum board false ceiling or bulkhead which is painted with emulsion paint			
		Dining room	Emulsion paint to exposed surfaces	Emulsion paint to exposed area, or equipped with suspended gypsum board false ceiling or bulkhead which is painted with emulsion paint			
		Bedroom	Emulsion paint to exposed surfaces	Emulsion paint to exposed area, or equipped with suspended gypsum board false ceiling or bulkhead which is painted with emulsion paint			
			Material of Floor	Material of Skirting			
c.	Internal floor	Living room	Natural stone	Wood veneer			
		Dining room	Natural stone	Wood veneer			
		Bedroom	Oak engineered timber	Wood veneer			
			Wall	Floor	Ceiling		
d.	Bathroom	Bathroom	Type of finishes	Natural stone	Natural stone	Suspended gypsum board ceiling with emulsion paint	
			Whether the wall finishes run up to ceiling	Up to false ceiling level only	Not applicable	Not applicable	
		Lavatory	Type of finishes	Porcelain tiles	Homogenous tiles	Suspended aluminium ceiling or suspended gypsum board bulkhead or painted with emulsion paint	
			Whether the wall finishes run up to ceiling	Up to false ceiling level only	Not applicable	Not applicable	
			Wall	Floor	Ceiling	Cooking Bench	
e.	Kitchen	Type of finishes	Glass and natural stone	Natural stone	Suspended aluminium ceiling and gypsum board bulkheads with emulsion paint	Solid surface material	
		Whether the wall finishes run up to ceiling	Up to false ceiling level only	Not applicable	Not applicable	Not applicable	

3. INTERIOR FITTINGS (HOUSE No. 1, HOUSE No. 2, HOUSE No. 3, HOUSE No. 5 and HOUSE No. 6)

		Location		Material	Finishes		Accessories
a.	Doors	Internal entrance door		Solid core fire rated timer door	Wood veneer panel		Lockset, eye viewer, concealed door closer, door stopper and concealed security door chain
		External entrance door		Aluminium door	Glass		Lockset
		Bedroom door		Hollow core timber door	Wood veneer panel		Lockset and door stopper
		Store door		Hollow core sliding timber door	Wood veneer panel and louver		Lockset and door stopper
		Bathroom door (All Houses except House No.2, House No.3, House No.5 & House No.6 Bathroom (Bedroom 1))		Hollow core timber door	Wood veneer panel		Lockset and door stopper
		Bathroom door (House No.2, House No.3, House No.5 & House No.6 Bathroom (Bedroom 1) only)		Hollow core timber door	Wood veneer panel and louver		Lockset and door stopper
		Master Bathroom door		Hollow core timber door	Wood veneer panel		Lockset and door stopper
		Kitchen door		Solid core fire rated timer door	Wood veneer panel and fire-rated vision panel		Lockset, door closer and door stopper
		Lavatory door (Lavatory in Store only)		Aluminium sliding folding door	Glass		Lockset
		Lavatory door (Lavatory in House 6 Living Room only)		Hollow core timber door	Wood veneer panel		Lockset and door stopper
		Lavatory door (All Houses Living Room except Lavatory in House 6 Living Room)		Hollow core timber door	Wood veneer panel and louver		Lockset and door stopper
		Door (in Private Garden) (House No. 1, House No. 5 & House No. 6 only)		Galvanised mild steel swing door	Glass		Lockset
		Door (in Private Garden) (House No. 2 & House No. 3 only)		Galvanised mild steel sliding door	Glass		Lockset
		Door to Flat Roof (1/F) and Balcony door (House No. 2, House No. 3, House No. 5 & House No. 6 only) and Acoustic Balcony door (House No. 1, House No. 2 & House No. 3 only)		Aluminium door	Glass		Lockset
		Door to Roof (R/F)		Aluminium door	Glass		Lockset
		Location		Fittings & equipment	Type	Material	
b.	Bathroom	Master Bathroom	(i) Type and material of fittings and equipment	Cabinet	Cabinet	Timber vanity cabinet and plywood mirror cabinet	
					Coutertop	Natural stone	
				Bathroom fittings	Toilet bowl	Vitreous china	
					Wash Basin	Vitreous china	
					Basin mixer	Chrome plated	
					Shower cubicle	Tempered glass	
					Robe hook	Chrome plated	
					Towel rail	Chrome plated	
					Paper holder	Chrome plated	
				Bathroom appliances		For the appliances provision and brand name, please refer to the "Appliances Schedule (House)"	

3. INTERIOR FITTINGS (HOUSE No. 1, HOUSE No. 2, HOUSE No. 3, HOUSE No. 5 and HOUSE No. 6)

		Location		Fittings & equipment	Type	Material	
b.	Bathroom	Master Bathroom	(ii) Type and material of water supply system		Cold water and hot water supply	Copper water pipes with thermal insulation	
			(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower set	Chrome plated	
				Bath tub	(i) Bath tub	Cast iron	
					(ii) Basin mixer	Chrome plated	
					(iii) Overhead shower	Chrome plated	
		(iv) Size of bath tub, if applicable		1700mm (L) x 750mm (W) x 470mm (D)			
		Bathroom	(i) Type and material of fittings and equipment	Cabinet	Cabinet	Timber vanity cabinet and plywood mirror cabinet	
					Countertop	Natural stone	
				Bathroom fittings	Toilet bowl	Vitreous china	
					Wash Basin	Vitreous china	
					Basin mixer	Chrome plated	
					Shower cubicle (House No. 1 and Bathroom of Bedroom 1 of House No. 6 only)	Tempered glass	
					Robe hook	Chrome plated	
					Towel rail	Chrome plated	
					Toilet paper holder	Chrome plated	
				Bathroom appliances	For the appliances provision and brand name, please refer to the "Appliances Schedule (House)"		
			(ii) Type and material of water supply system		Cold water and hot water supply	Copper water pipes with thermal insulation	
			(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower set	Chrome plated	
				Bath tub	(i) Bath tub	Cast iron	
					(ii) Basin mixer	Chrome plated	
			(iv) Size of bath tub, if applicable		1500mm (L) x 750mm (W) x 450mm (D)		

3. INTERIOR FITTINGS (HOUSE No. 1, HOUSE No. 2, HOUSE No. 3, HOUSE No. 5 and HOUSE No. 6)

		Location		Fittings & equipment	Type	Material
b.	Bathroom	Lavatory (Lavatory in Store only)	(i) Type and material of fittings and equipment	Bathroom fittings	Toilet bowl	Vitreous china
					Wash Basin	Vitreous china
					Basin mixer	Chrome plated
					Toilet paper holder	Chrome plated
				Bathroom appliances	For the appliances provision and brand name, please refer to the "Appliances Schedule (House)"	
			(ii) Type and material of water supply system	Cold water and hot water supply	Copper water pipes with thermal insulation	
			(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower mixer	Chrome plated
				Bath tub	Nil	Not applicable
	(iv) Size of bath tub, if applicable		Not applicable	Not applicable		
			Material			
c.	Kitchen	(i) Sink unit		Stainless steel		
		(ii) Water supply system		Copper water pipes with thermal insulation are used for both cold water and hot water supply		
			Material	Finishes		
		(iii) Kitchen cabinet		Wooden kitchen cabinet	Open-pored lacquer panel and timber veneer panel	
		(iv) Type of all other fittings and equipment	Other fittings	Reconstituted stone countertop		
				Chrome plated sink mixer		
				Aluminium handle and chrome plated hanging rail		
		Other equipment		For the appliances provision and brand name, please refer to the "Appliances Schedule (House)"		

3. INTERIOR FITTINGS (HOUSE No. 1, HOUSE No. 2, HOUSE No. 3, HOUSE No. 5 and HOUSE No. 6)

			Fittings	Type and material
d.	Bedroom	Fittings (including built-in wardrobe)	Not applicable	Not applicable
e.	Telephone	Location and number of connection points	Please refer to "Schedule of Mechanical and Electrical Provisions of Residential Units (House)"	
f.	Aerials	Location and number of connection points	Please refer to "Schedule of Mechanical and Electrical Provisions of Residential Units (House)"	
g.	Electrical installations	(i) Electrical fittings (including safety devices)	Three-phase electricity supply with miniature circuit breaker distribution board	
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed ¹	
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule and Location of Electrical & Mechanical Provisions (House)"	
h.	Gas supply	Type	Towngas meter connection point	
		System	Towngas supply pipes are installed and connected to Towngas cooker and Towngas water heater	
		Location	For the location of Towngas connection points of cookers and Towngas water heaters, please refer to the "Schedule and Location of Electrical & Mechanical Provisions (House)"	
i.	Washing Machine Connection Point	Location	Inside lift lobby, R/F	
		Design	Water supply point of 22mm in diameter and drainage connection point of 40mm in diameter for washing machine	
j.	Water Supply	Material of water pipes	Copper pipes are used for both cold and hot water supply system. PVC pipes are used for flushing water supply system	
		Whether water pipes are concealed or exposed	Water pipes are concealed in part and exposed in part ²	
		Whether hot water is available	Hot water supply is available in lavatories, bathrooms and kitchens	

Note : 1. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

2. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

4. MISCELLANEOUS (HOUSE No. 1, HOUSE No. 2, HOUSE No. 3, HOUSE No. 5 and HOUSE No. 6)

				Lift	
a.	Lifts	(i) Brand name and model number	Brand Name	Hitachi	
			Model Number	UAG-2T-630-C060	
		(ii) Number and floors served by them	Number of lifts	Location	Floor served
			1	House No. 1, House No. 2, House No. 3, House No. 5 & House No. 6	B1 Floor to R/F
b.	Letter box	Material	Stainless steel		
c.	Refuse collection	(i) Means of refuse collection	Collected by cleaner		
		(ii) Location of refuse room	Centrally handled at the refuse storage and material recovery chamber on B1 Floor		
			Water meter	Electricity meter	Gas meter
d.	Water meter, electricity meter and gas meter	(i) Location	Water cabinet on B2 Floor	Switch room on B2 Floor	Kitchen of individual House
		(ii) Whether they are separate or communal meters for residential properties	Separate	Separate	Separate

5. SECURITY FACILITIES (HOUSE No. 1, HOUSE No. 2, HOUSE No. 3, HOUSE No. 5 and HOUSE No. 6)

Security system and equipment (including details of built-in provisions and their locations)	<p>Video door phone is provided to all Houses and connected to the visitor panel at the main entrance for Houses</p> <p>Octopus card reader and security password door lock access control are provided to the development main entrances and the main entrance for House area</p> <p>Security password door lock access control is provided to the main lobby entrance of Tower and the lift lobbies for carpark</p> <p>CCTV cameras are installed at every site boundary entrance, main entrance lobby of tower, carpark, outdoor landscape area and inside lift cars, the CCTV signal is linked to the LCD displays in Guard Room on B1 Floor</p> <p>Video door phone inside each House is equipped with panic alarm button connecting to the Guard Room on B1 Floor</p> <p>Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units (House)"</p>
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6. Appliances (HOUSE No. 1, HOUSE No. 2, HOUSE No. 3, HOUSE No. 5 and HOUSE No. 6)

For brand name and model number of Appliances, please refer to Appliances Schedule (House)

設備說明表 (洋房)

APPLIANCES SCHEDULE (HOUSE)

樓層 Floor	位置 Location	設備 Appliance	品牌名稱 Brand Name	產品型號 Model Number	洋房 House				
					No. 1 號	No. 2 號	No. 3 號	No. 5 號	No. 6 號
地下 G/F	客廳及飯廳 Living Room & Dining Room	可變冷媒流量空調機 (室內機) Variable Refrigerant Volume Air-conditioner Indoor Unit	MITSUBISHI	PEFY-P50VMS1(L)-E	2	2	2	2	3
	洗手間 Lavatory	抽氣扇 Exhaust Fan	SYSTEMAIR	CBF 125M	1	1	1	1	1
	洗手間 Lavatory	抽氣扇 Exhaust Fan			1	1	1	1	1
	廚房 Kitchen	掛牆式抽油煙機 Wall-mounted Hood	嘉格納 Gaggenau	AW240-190	1	1	1	1	1
		煤氣單頭煮食爐 Vario Wok Burner	嘉格納 Gaggenau	VG231-334HK	1	1	1	1	1
		煤氣雙頭煮食爐 Vario Double Burner	嘉格納 Gaggenau	VG232-334SG	1	1	1	1	1
		台下嵌入式酒櫃 Under-counter wine climate cabinet	嘉格納 Gaggenau	RW404-261	1	1	1	1	1
		電烤爐 Vario Electric Grill	嘉格納 Gaggenau	VR230-134	1	1	1	1	1
		焗爐 Oven	嘉格納 Gaggenau	BOP210-111 (右開 Right Hinge)	–	1	1	–	1
				BOP211-111 (左開 Left Hinge)	1	–	–	1	–
		微波爐 Microwave Oven	嘉格納 Gaggenau	BMP224-110 (右開 Right Hinge)	–	1	1	–	1
				BMP225-110 (左開 Left Hinge)	1	–	–	1	–
		嵌入式雪櫃 Built-in Integrated Refrigerator	嘉格納 Gaggenau	RB282-303	2	2	2	2	2
		抽氣扇 Exhaust Fan	SYSTEMAIR	CBF 160M	1	1	1	1	1

備註：
1. 上表內之「1、2、……」代表提供該住宅物業內的裝置數量。
2. 上表內之「–」代表不提供。

Note：
1. "1, 2, ..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "–" as shown in the above table denotes "Not provided".

設備說明表 (洋房)

APPLIANCES SCHEDULE (HOUSE)

樓層 Floor	位置 Location	設備 Appliance	品牌名稱 Brand Name	產品型號 Model Number	洋房 House				
					No. 1 號	No. 2 號	No. 3 號	No. 5 號	No. 6 號
一樓 1/F	睡房1 Bedroom 1	可變冷媒流量空調機（室內機） Variable Refrigerant Volume Air-conditioner Indoor Unit	MITSUBISHI	PEFY-P32VHM-E	1	-	-	-	-
		PEFY-P40VHM-E		-	1	1	1	1	
	睡房2 Bedroom 2	可變冷媒流量空調機（室內機） Variable Refrigerant Volume Air-conditioner Indoor Unit		PEFY-P32VHM-E	1	1	1	1	1
	睡房3 Bedroom 3	可變冷媒流量空調機（室內機） Variable Refrigerant Volume Air-conditioner Indoor Unit		PEFY-P32VHM-E	-	1	1	1	1
				PEFY-P40VHM-E	1	-	-	-	-
	浴室 Bathroom	抽氣扇 Exhaust Fan	SYSTEMAIR	CBF 125M	1	1	1	1	1
浴室1 Bathroom 1	抽氣扇 Exhaust Fan	1			1	1	1	1	
二樓 2/F	主人睡房 Master Bedroom	可變冷媒流量空調機（室內機） Variable Refrigerant Volume Air-conditioner Indoor Unit	MITSUBISHI	PEFY-P40VMS1(L)-E	2	2	2	2	-
				PEFY-P50VMS1(L)-E	-	-	-	-	2
	書房 Study Room	可變冷媒流量空調機（室內機） Variable Refrigerant Volume Air-conditioner Indoor Unit		PEFY-P40VHM-E	1	1	1	1	1
	主人房浴室 Master Bathroom	抽氣扇 Exhaust Fan	SYSTEMAIR	CBF 160M	1	1	1	1	1
天台 R/F	天台 Roof	可變冷媒流量空調機（室外機） Variable Refrigerant Volume Air-conditioner Outdoor Unit	MITSUBISHI	PUHY-EP400YKA	-	1	1	1	-
				PUHY-EP450YSKA	1	-	-	-	1
		洗衣機 Washing Machine	嘉格納 Gaggenau	WM260-162	1	1	1	1	1
		乾衣機 Condenser Dryer	嘉格納 Gaggenau	WT260-100	1	1	1	1	1
		煤氣熱水爐 Gas Water Heater	TGC	TSTW220TFQL	3	3	3	3	3

備註：

1. 上表內之「1、2、……」代表提供該住宅物業內的裝置數量。
2. 上表內之「-」代表不提供。

Note :

1. "1, 2, ..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not provided".

發展項目名稱: 帝灣居

Name of Development: Royal Cove

發展項目地址: 屯門嘉和里山路 2 號

Address of Development: 2 Ka Wo Li Hill Road, Tuen Mun

該物業: Residential Unit 住宅單位: House No. _____ 號洋房

Property: Car Park 停車位: Residential Parking Space No. 住宅停車位____and 及____號 on B1 Floor 地庫 1 樓

賣方: 金勵發展有限公司

Vendor: Golden Nice Development Limited

買方: _____身分證/護照/商業登記號碼 I.D./ Passport/ B.R. No. _____

Purchaser: _____身分證/護照/商業登記號碼 I.D./ Passport/B.R. No. _____

_____身分證/護照/商業登記號碼 I.D./ Passport/B.R. No. _____

_____身分證/護照/商業登記號碼 I.D./ Passport/B.R. No. _____

臨時買賣合約日期 Date of Preliminary Agreement for Sale and Purchase: _____

WARNING TO PURCHASERS

PLEASE READ CAREFULLY

對買方的警告

買方請小心閱讀

- a. Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.

如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。

- b. You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.

你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。

- c. **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.

現建議你聘用你自己的律師，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。

- d. If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.

倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。

- e. You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.

你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。

I/We acknowledge receipt of a copy of this warning and fully understand the contents thereof.

我/我們已收到此警告之副本及完全明白此警告之內容。

Dated this _____ day of _____ 20_____.

公曆 20_____年_____月_____日。

買方簽署 Signature of the Purchaser(s)

屯門嘉和里山路 2 號帝灣居（“發展項目”）

Royal Cove, 2 Ka Wo Li Hill Road, Tuen Mun (“the Development”)

賣方資料表格

VENDOR'S INFORMATION FORM

賣方 Vendor: 金勵發展有限公司 Golden Nice Development Limited

指明住宅物業 **Specified Residential Property** :

House No. 1 號洋房

下列資料是根據《一手住宅物業銷售條例》第 68 條及附表 8 提供

The following information is provided pursuant to Section 68 and Schedule 8 of the Residential Properties (First-hand Sales) Ordinance

- (a) 須就指明住宅物業支付的管理費用的款額
the amount of the management fee that is payable for the Specified Residential Property

每月港幣 HK\$18,783 元 HK\$18,783.00 per month

- (b) 須就指明住宅物業繳付的地稅(如有的話)的款額
the amount of the Government rent (if any) that is payable for the Specified Residential Property

指明住宅物業每年應課差餉租值之 3%。直至本表格印刷之日，尚未有為指明住宅物業分攤地租。

3% of the rateable value of the Specified Residential Property per annum. There has been no apportionment of Government rent for the Specified Residential Property as at the date of printing of this form.

- (c) 業主立案法團（如有的話）的名稱
the name of the owners' incorporation (if any)

無 None

- (d) 發展項目的管理人的姓名或名稱
the name of the manager of the Development

華業物業管理有限公司 Wah Yip Property Management Limited

- (e) 賣方自政府或管理處接獲的關乎發展項目中的住宅物業的擁有人須分擔的款項的任何通知
any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development

無 None

- (f) 賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部分恢復原狀的任何通知
any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development

無 None

- (g) 賣方所知的影響指明住宅物業的任何待決的申索
any pending claim affecting the Specified Residential Property that is known to the Vendor

無 None

印製日期：	27/06/2020
Date of printing :	

買方確認已收妥本賣方資料表格：

The Purchaser(s) acknowledge(s) receipt of this Vendor's Information Form :

_____ 買方簽署 Signature(s) of the Purchaser(s)	_____ 日期 Date
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屯門嘉和里山路 2 號帝灣居（“發展項目”）

Royal Cove, 2 Ka Wo Li Hill Road, Tuen Mun (“the Development”)

賣方資料表格

VENDOR'S INFORMATION FORM

賣方 Vendor: 金勵發展有限公司 Golden Nice Development Limited

指明住宅物業 **Specified Residential Property** :

House No. 2 號洋房

下列資料是根據《一手住宅物業銷售條例》第 68 條及附表 8 提供

The following information is provided pursuant to Section 68 and Schedule 8 of the Residential Properties (First-hand Sales) Ordinance

- (a) 須就指明住宅物業支付的管理費用的款額
the amount of the management fee that is payable for the Specified Residential Property

每月港幣 HK\$19,101 元 HK\$19,101.00 per month

- (b) 須就指明住宅物業繳付的地稅(如有的話)的款額
the amount of the Government rent (if any) that is payable for the Specified Residential Property

指明住宅物業每年應課差餉租值之 3%。直至本表格印刷之日，尚未有為指明住宅物業分攤地租。

3% of the rateable value of the Specified Residential Property per annum. There has been no apportionment of Government rent for the Specified Residential Property as at the date of printing of this form.

- (c) 業主立案法團（如有的話）的名稱
the name of the owners' incorporation (if any)

無 None

- (d) 發展項目的管理人的姓名或名稱
the name of the manager of the Development

華業物業管理有限公司 Wah Yip Property Management Limited

- (e) 賣方自政府或管理處接獲的關乎發展項目中的住宅物業的擁有人須分擔的款項的任何通知
any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development

無 None

- (f) 賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部分恢復原狀的任何通知
any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development

無 None

- (g) 賣方所知的影響指明住宅物業的任何待決的申索
any pending claim affecting the Specified Residential Property that is known to the Vendor

無 None

印製日期：	27/06/2020
Date of printing :	

買方確認已收妥本賣方資料表格：

The Purchaser(s) acknowledge(s) receipt of this Vendor's Information Form :

買方簽署

Signature(s) of the Purchaser(s)

日期

Date

屯門嘉和里山路 2 號帝灣居（“發展項目”）

Royal Cove, 2 Ka Wo Li Hill Road, Tuen Mun (“the Development”)

賣方資料表格

VENDOR'S INFORMATION FORM

賣方 Vendor: 金勵發展有限公司 Golden Nice Development Limited

指明住宅物業 **Specified Residential Property** :

House No. 3 號洋房

下列資料是根據《一手住宅物業銷售條例》第 68 條及附表 8 提供

The following information is provided pursuant to Section 68 and Schedule 8 of the Residential Properties (First-hand Sales) Ordinance

- (a) 須就指明住宅物業支付的管理費用的款額
the amount of the management fee that is payable for the Specified Residential Property

每月港幣 HK\$20,077 元 HK\$20,077.00 per month

- (b) 須就指明住宅物業繳付的地稅(如有的話)的款額
the amount of the Government rent (if any) that is payable for the Specified Residential Property

指明住宅物業每年應課差餉租值之 3%。直至本表格印刷之日，尚未有為指明住宅物業分攤地租。

3% of the rateable value of the Specified Residential Property per annum. There has been no apportionment of Government rent for the Specified Residential Property as at the date of printing of this form.

- (c) 業主立案法團（如有的話）的名稱
the name of the owners' incorporation (if any)

無 None

- (d) 發展項目的管理人的姓名或名稱
the name of the manager of the Development

華業物業管理有限公司 Wah Yip Property Management Limited

- (e) 賣方自政府或管理處接獲的關乎發展項目中的住宅物業的擁有人須分擔的款項的任何通知
any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development

無 None

- (f) 賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部分恢復原狀的任何通知
any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development

無 None

- (g) 賣方所知的影響指明住宅物業的任何待決的申索
any pending claim affecting the Specified Residential Property that is known to the Vendor

無 None

印製日期：	27/06/2020
Date of printing :	

買方確認已收妥本賣方資料表格：

The Purchaser(s) acknowledge(s) receipt of this Vendor's Information Form :

買方簽署

Signature(s) of the Purchaser(s)

日期

Date

屯門嘉和里山路 2 號帝灣居（“發展項目”）

Royal Cove, 2 Ka Wo Li Hill Road, Tuen Mun (“the Development”)

賣方資料表格

VENDOR'S INFORMATION FORM

賣方 Vendor: 金勵發展有限公司 Golden Nice Development Limited

指明住宅物業 **Specified Residential Property** :

House No. 5 號洋房

下列資料是根據《一手住宅物業銷售條例》第 68 條及附表 8 提供

The following information is provided pursuant to Section 68 and Schedule 8 of the Residential Properties (First-hand Sales) Ordinance

- (a) 須就指明住宅物業支付的管理費用的款額
the amount of the management fee that is payable for the Specified Residential Property

每月港幣 HK\$20,490 元 HK\$20,490.00 per month

- (b) 須就指明住宅物業繳付的地稅(如有的話)的款額
the amount of the Government rent (if any) that is payable for the Specified Residential Property

指明住宅物業每年應課差餉租值之 3%。直至本表格印刷之日，尚未有為指明住宅物業分攤地租。

3% of the rateable value of the Specified Residential Property per annum. There has been no apportionment of Government rent for the Specified Residential Property as at the date of printing of this form.

- (c) 業主立案法團（如有的話）的名稱
the name of the owners' incorporation (if any)

無 None

- (d) 發展項目的管理人的姓名或名稱
the name of the manager of the Development

華業物業管理有限公司 Wah Yip Property Management Limited

- (e) 賣方自政府或管理處接獲的關乎發展項目中的住宅物業的擁有人須分擔的款項的任何通知
any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development

無 None

- (f) 賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部分恢復原狀的任何通知
any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development

無 None

- (g) 賣方所知的影響指明住宅物業的任何待決的申索
any pending claim affecting the Specified Residential Property that is known to the Vendor

無 None

印製日期：	27/06/2020
Date of printing :	

買方確認已收妥本賣方資料表格：

The Purchaser(s) acknowledge(s) receipt of this Vendor's Information Form :

買方簽署

Signature(s) of the Purchaser(s)

日期

Date

屯門嘉和里山路 2 號帝灣居（“發展項目”）

Royal Cove, 2 Ka Wo Li Hill Road, Tuen Mun (“the Development”)

賣方資料表格

VENDOR'S INFORMATION FORM

賣方 Vendor: 金勵發展有限公司 Golden Nice Development Limited

指明住宅物業 **Specified Residential Property** :

House No. 6 號洋房

下列資料是根據《一手住宅物業銷售條例》第 68 條及附表 8 提供

The following information is provided pursuant to Section 68 and Schedule 8 of the Residential Properties (First-hand Sales) Ordinance

- (a) 須就指明住宅物業支付的管理費用的款額
the amount of the management fee that is payable for the Specified Residential Property

每月港幣 HK\$23,336 元 HK\$23,336.00 per month

- (b) 須就指明住宅物業繳付的地稅(如有的話)的款額
the amount of the Government rent (if any) that is payable for the Specified Residential Property

指明住宅物業每年應課差餉租值之 3%。直至本表格印刷之日，尚未有為指明住宅物業分攤地租。

3% of the rateable value of the Specified Residential Property per annum. There has been no apportionment of Government rent for the Specified Residential Property as at the date of printing of this form.

- (c) 業主立案法團（如有的話）的名稱
the name of the owners' incorporation (if any)

無 None

- (d) 發展項目的管理人的姓名或名稱
the name of the manager of the Development

華業物業管理有限公司 Wah Yip Property Management Limited

- (e) 賣方自政府或管理處接獲的關乎發展項目中的住宅物業的擁有人須分擔的款項的任何通知
any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development

無 None

- (f) 賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部分恢復原狀的任何通知
any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development

無 None

- (g) 賣方所知的影響指明住宅物業的任何待決的申索
any pending claim affecting the Specified Residential Property that is known to the Vendor

無 None

印製日期：	27/06/2020
Date of printing :	

買方確認已收妥本賣方資料表格：

The Purchaser(s) acknowledge(s) receipt of this Vendor's Information Form :

買方簽署

Signature(s) of the Purchaser(s)

日期

Date

Declaration Regarding Intermediary
關於中介人的聲明

Vendor 賣方	Golden Nice Development Limited 金勵發展有限公司		
Development 發展項目	Royal Cove, 2 Ka Wo Li Hill Road, Tuen Mun, New Territories 新界屯門嘉和里山路2號帝灣居		
Property 物業	Residential Unit 住宅單位: House No. ____ 號洋房 Car Park 停車位: Residential Parking Space Nos. ____ & ____ 住宅停車位 __ and 及 __ 號 on B1 Floor 地庫1樓		
Purchaser(s) 買方			
I.D. / B.R. No. 身份證 / 商業登記證號碼			
Intermediary 中介人	(公司名稱) (地產代理姓名)		
Estate Agent I.D. No. 地產代理身份證號碼		EA Licence No. 地產代理牌照號碼	
Date 日期			

The Purchaser and the Intermediary hereby confirm and declare as follows:-

買方及中介人謹此確認及聲明如下：

- The Purchaser is introduced by the Intermediary to the sales office to sign a Preliminary Agreement for Sale and Purchase for the purchase of the Property.
買方是經由中介人介紹到售樓處簽署購買上述物業的臨時買賣合約。
- The Vendor only requests the Intermediary and the Intermediary acknowledges that its role is simply to introduce purchaser(s) to the Vendor in the sale of residential units and car parks in the Development. The Intermediary is not the agent of the Vendor.
賣方只要求中介人，而中介人在此亦確認其身份只是於出售發展項目住宅單位及停車位一事中介介紹買家給賣方，中介人並非賣方的代理人。
- The Intermediary did not make and is not authorized by the Vendor to make any oral or written agreement, representation or undertaking on behalf of the Vendor, and the Vendor is not and will not be liable in any way whatsoever to the Purchaser, the Intermediary or anyone for any such agreements, representations or undertaking made by the Intermediary.
中介人並無作出亦沒有獲賣方授權代表賣方作出任何口頭或書面的協議、陳述或承諾，無論在任何情況下賣方均無須就中介人所作出的任何協議、陳述或承諾向買方、中介人或任何其他人士負責。
- The Vendor and their staff did not and will not collect directly or indirectly from the Purchaser or the Intermediary any fees or commission in addition to the purchase price of the Property and administrative fees for amending agreement for sale and purchase, provision of information or copies of documents, etc. If there are any person alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Property, the Purchaser should report the case to the Independent Commission Against Corruption.
除樓價、更改買賣合約及提供資料、文件副本等手續費外，賣方及其職員並無亦不會直接或間接向買方或中介人收取其他費用或佣金。如有任何人士以賣方僱員或代理人之名義在買方購買上述物業時向其索取任何金錢或其他利益，買方應向廉政公署舉報。
- The Vendor is not and will not be involved in any disputes between the Purchaser and the Intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in the Preliminary Agreement for Sale and Purchase and the Formal Agreement for Sale and Purchase.
買方與中介人之任何糾紛一概與賣方無關。上述物業之買賣交易嚴格依據臨時買賣合約及正式買賣合約進行。
- The Vendor did not and will not authorize the Intermediary to collect any fees or commissions from the Purchaser(s). If the Intermediary does so collect any fees or commissions from the Purchaser(s), the Vendor will not (and the Intermediary hereby expressly agrees that the Vendor will not) pay any fees or commissions to the Intermediary in relation to the sale of the Property.
賣方並無授權中介人向買方收取任何費用或佣金。如中介人擅自向買方收取任何費用或佣金，賣方將不會(而中介人在此亦同意賣方將不會繳付)就有關上述該物業的銷售向中介人繳付任何費用或佣金。
- In the event of any conflict or discrepancy between the Chinese and English version of this document, the English version shall prevail.
如本文件之中英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署

Signed by the Intermediary 中介人簽署

Declaration Regarding No Intermediary
關於並無中介人的聲明

Vendor 賣方	Golden Nice Development Limited 金勵發展有限公司
Development 發展項目	Royal Cove, 2 Ka Wo Li Hill Road, Tuen Mun, New Territories 新界屯門嘉和里山路 2 號帝灣居
Property 物業	Residential Unit 住宅單位: *House No. ____ 號洋房 Car Park 停車位: Residential Parking Space No. 住宅停車位 ____ and 及 ____ 號 on B1 Floor 地庫 1 樓
Purchaser(s) 買方	
I.D. / B.R. No. 身份證/商業登記證號碼	
Date 日期	

The Purchaser hereby confirms and declares as follows:-

買方謹此確認及聲明如下：

1. The Purchaser has attended the sales office to sign a Preliminary Agreement for Sale and Purchase for the purchase of the Property directly from the Vendor.
買方已到售樓處直接從賣方購買並簽署購買上述物業的臨時買賣合約。
2. The Vendor and their staff has not collected and will not collect directly or indirectly from the Purchaser any fees or commission in addition to the purchase price of the Property and administrative fees for amending agreement for sale and purchase, provision of information or copies of documents, etc. If there is any person alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Property, the Purchaser should report the case to the Independent Commission Against Corruption.
除樓價、更改買賣合約及提供資料、文件副本等手續費外，賣方及其職員並無亦不會直接或間接向買方收取其他費用或佣金。如有任何人士以賣方僱員或代理人之名義在買方購買上述物業時向其索取任何金錢或其他利益，買方應向廉政公署舉報。
3. In the event of any conflict or discrepancy between the Chinese and English versions of this document, the English version shall prevail.
如本文件之中英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署

附帶條款 SUPPLEMENTAL TERMS

發展項目名稱: 帝灣居

Name of Development: Royal Cove

發展項目地址: 屯門嘉和里山路 2 號

Address of Development: 2 Ka Wo Li Hill Road, Tuen Mun

該物業: Residential Unit 住宅單位: House No. _____ 號洋房

Property: (「該住宅單位」 “the said Residential Unit”)

Car Park 停車位: Residential Parking Space Nos. 住宅停車位____and 及____號 on B1 Floor 地庫 1 樓

賣方: 金勵發展有限公司

Vendor: Golden Nice Development Limited

買方: (1) _____ 身分證/護照/商業登記號碼 I.D./Passport/B.R. No. _____

(2) _____ 身分證/護照/商業登記號碼 I.D./Passport/B.R. No. _____

(3) _____ 身分證/護照/商業登記號碼 I.D./Passport/B.R. No. _____

(4) _____ 身分證/護照/商業登記號碼 I.D./Passport/B.R. No. _____

臨時買賣合約日期 Date of Preliminary Agreement for Sale and Purchase: _____

確認已參觀物業或同意放棄參觀物業

Confirmation of Viewing Property or Waiver of Right of Viewing Property

本附帶條款關乎本人/我們與賣方於 _____ 年 _____ 月 _____ 日簽署有關該物業的臨時買賣合約。

* 在該物業售予本人/我們之前，本人/我們已曾於 _____ 年 _____ 月 _____ 日親自參觀該住宅單位，並於參觀期間，本人/我們在沒有任何限制的情況下可對該住宅單位進行量度、拍照或拍影片。

或

* 在該物業售予本人/我們之前，本人/我們已被賣方邀約參觀該住宅單位，但本人/我們明確及自願地拒絕賣方提供予本人/我們參觀該住宅單位的安排，並願意在沒有參觀該住宅單位的情況下購買該物業。本人/我們明確地放棄參觀住宅單位或發展項目中與該住宅單位相若的住宅物業的權利。

儘管該物業的臨時買賣合約及該物業的買賣合約包含任何條款，本附帶條款亦不會被取代，並將繼續維持有效。

I / We refer to the Preliminary Agreement for Sale and Purchase in respect of the Property made between the Vendor and me/us on _____.

* Before the Property was sold to me/ us, I / we have viewed the said Residential Unit in person on _____.
I / we was / were allowed to take measurements, photographs or make video recordings of the said Residential Unit without any restriction during my viewing.

OR

* I / We have been offered by the Vendor to view the said Residential Unit before the Property was sold to me/ us, but I/ we hereby expressly and voluntarily decline the Vendor's arrangement for my/ our viewing of the said Residential Unit and I/ we am/ are willing to proceed with the purchase of the Property without having viewed the said Residential Unit. I / we hereby expressly waive my / our right (if any) to view the said Residential Unit or any comparable residential property in the Development.

These supplemental terms shall take effect and shall not be superseded by and shall continue to subsist notwithstanding anything contained in the Preliminary Agreement for Sale and Purchase in respect of the Property and the Agreement for Sale and Purchase in respect of the Property.

* 刪去不適用者

* Delete whichever is not applicable

____年____月____日。
Dated this _____ day of _____ 20____.

買方簽署 Signature of the Purchaser(s)



The Information provided below is for the preparation of the Provisional Agreement for Sales and Purchase only and shall not constitute part of such agreement. The Information is subject to the Provisional Agreement for Sales and Purchase duly signed by the Vendor and Purchaser.

PURCHASER INFORMATION

Name : (1) _____ Sex (1) _____

Joint Purchaser(s) : (2) _____ (2) _____

(3) _____ (3) _____

(4) _____ (4) _____

HKID / Passport No. : (1) _____ (2) _____

: (3) _____ (4) _____

Contact No. : (Home) _____ (Mobile) _____

Correspondence Address : _____

FOR CORPORATE PURCHASER ONLY

Name of Company : _____

Business Registration No. / Certificate of Incorporation No. : _____

Name of Directors : (1) _____ HKID No./Passport No.: _____

(2) _____ HKID No./Passport No.: _____

Contact No. : (Office) _____ (Mobile) _____

Registered Address : _____

THE PROPERTY : House No. []

Residential Parking Space Nos. [] & [] on B1 Floor

Purchase Price : _____

Payment Method : ☐ 60 Days ☐ 90 Day ☐ 120 Days (payment method subject to company's final decision)

All cashier orders / cheques for the preliminary deposit shall be made payable to "Kao, Lee & Yip Solicitors"

For Internal Use only

Date of Purchase : _____

Payment Terms

Preliminary Deposit : HK\$ _____ payable upon the signing of this Provisional Agreement

Further Deposit : HK\$ _____ payable on or before _____

Part Payment of Purchase Price : HK\$ _____ payable on or before _____

: HK\$ _____ payable on or before _____

Balance of Purchase Price : HK\$ _____ payable on or before _____

Date of signing of formal agreement for sale and purchase : _____

Agent's Company _____ Agent's Name _____ (Mobile No.) _____

Handled By: _____

買方資料



The Information provided below is for the preparation of the Provisional Agreement for Sales and Purchase only and shall not constitute part of such agreement. The Information is subject to the Provisional Agreement for Sales and Purchase duly signed by the Vendor and Purchaser.

姓名 : (1) _____ 性別 (1) _____
及聯名買方 : (2) _____ (2) _____
(3) _____ (3) _____
(4) _____ (4) _____

身份證或護照號碼 : (1) _____ (2) _____
: (3) _____ (4) _____

聯絡電話 : (住宅) _____ (手機) _____

通訊地址 : _____

只適用於公司買方

公司名稱 : _____

商業登記證號碼 / 公司註冊證號碼 : _____

董事姓名 : (1) _____ 身份證或護照號碼: _____

(2) _____ 身份證或護照號碼: _____

聯絡電話 : (辦公室) _____ (手機) _____

註冊地址 : _____

該物業 : 帝灣居 [] 號洋房

住宅停車位編號[]及[], 地庫 1 樓

售價 : HK\$ _____

付款方法 : ☐ 60 天付款 ☐ 90 天付款 ☐ 120 天付款 (例子, 付款方法以公司最終決定為準)

所有臨時訂金之本票/支票抬頭繳付“高李葉律師行” / “Kao, Lee & Yip Solicitors”。

只供內部使用

認購日期 : _____

付款辦法

臨時訂金 : HK\$ _____ 於簽署臨時買賣合約時繳付

次期訂金 : HK\$ _____ 於 _____ 或之前繳付

部份售價款額 : HK\$ _____ 於 _____ 或之前繳付

: HK\$ _____ 於 _____ 或之前繳付

售價餘額 : HK\$ _____ 於 _____ 或之前繳付

簽訂正式買賣合約日期 : _____

Agent's Company _____ Agent's Name _____ (Mobile No.) _____

Handled By: _____

附函 SIDE LETTER

發展項目名稱： 帝灣居

Name of Development: Royal Cove

發展項目地址： 屯門嘉和里山路 2 號

Address of Development: 2 Ka Wo Li Hill Road, Tuen Mun

該物業： Residential Unit 住宅單位: House No. _____ 號洋房

Property:

賣方： 金勵發展有限公司

Vendor: Golden Nice Development Limited

買方： _____ 身分證/護照/商業登記號碼 I.D./ Passport/ B.R. No. _____

Purchaser: _____ 身分證/護照/商業登記號碼 I.D./ Passport/ B.R. No. _____

_____ 身分證/護照/商業登記號碼 I.D./ Passport/ B.R. No. _____

_____ 身分證/護照/商業登記號碼 I.D./ Passport/ B.R. No. _____

臨時買賣合約日期 Date of Preliminary Agreement for Sale and Purchase: _____

本附函為賣方及買方就該物業於上述日期訂立之臨時買賣合約（「**臨時合約**」）作補充。

This Side Letter is supplemental to the Preliminary Agreement for Sale and Purchase in respect of the Property entered into by the Vendor and the Purchaser on the aforesaid date (“**Preliminary Agreement**”).

基於臨時合約，買方現同意及確認如下： -

In consideration of the Preliminary Agreement, the Purchaser hereby agrees and acknowledges as follows: -

1. 買方曾於 2020 年 月 日參觀該物業。於該物業現場展示的所有窗簾及窗簾軌並不構成該物業之裝置、裝修物料及設備一部份，亦不會在該物業的買賣成交時於該物業內安裝。

The Purchaser has viewed the Property on 2020. All curtains and curtain rails currently displayed at the Property do not form part of the fittings, finishes and appliances of the Property and will not be installed in the Property upon completion of the sale and purchase of the Property.

2. 有關窗簾及窗簾軌並非該物業的交樓標準，且不會包括在交樓時的該物業內。

The curtains and curtain rails are not standard provisions of the Property and will not be included in the Property to be handed over.

3. 該物業的各項裝置、裝修物料及設備，以臨時合約及隨後的正式買賣合約的條款所定為準。

The fittings, finishes and appliances of the Property are subject to the terms and conditions of the Preliminary Agreement and the subsequent agreement for sale and purchase.

4. 買方對上述第 1 及/或第 2 段之任何事宜無亦將不會有任何反對，並不得就有關事宜，不論在買賣成交之前或之後，向賣方提出任何形式之申索、要求或補償。

The Purchaser does not and will not have any objection to any of the matter stated in the aforesaid paragraph 1 and/or paragraph 2 and shall not have any claims, demands or remedies whatsoever against the Vendor in relation to any such matter, whether before or after completion of the sale and purchase.

5. 本附函之中文譯本僅供參考之用，如有歧義，仍以英文本為準。

The Chinese version of this Side Letter is for information only and, in case of inconsistency, the English version shall prevail.

買方簽署
Signed by the Purchaser

賣方簽署
Signed by the Vendor

獲授權代表簽署 Authorized Signature
金勵發展有限公司 Golden Nice Development Limited

日期 Date:_____

附帶條款 SUPPLEMENTAL TERMS

發展項目名稱: 屯門嘉和里山路 2 號帝灣居

Development: Royal Cove, 2 Ka Wo Li Hill Road, Tuen Mun

該物業: Residential Unit 住宅單位: House No. _____ 號洋房

Property: Car Park 停車位: Residential Parking Space Nos. 住客停車位____and 及____號 on B1 Floor 地庫 1 樓

賣方: 金勵發展有限公司

Vendor: Golden Nice Development Limited

買方: (1) _____ 身分證/護照/商業登記號碼 I.D./Passport/B.R. No. _____
(2) _____ 身分證/護照/商業登記號碼 I.D./Passport B.R. No. _____
(3) _____ 身分證/護照/商業登記號碼 I.D./Passport B.R. No. _____
(4) _____ 身分證/護照/商業登記號碼 I.D./Passport B.R. No. _____

臨時買賣合約日期 Date of Preliminary Agreement for Sale and Purchase: _____

實質狀況確認書

Acknowledgement of Physical Condition

本附帶條款關乎本人/我們與賣方於 2020 年 月 日簽署有關上述物業的臨時買賣合約（「該臨時買賣合約」）。

本人/我們在購買本物業時完全知悉本物業與列於該臨時買賣合約附表內的裝置、裝修物料及設備的實質狀況，並接受本物業及該等裝置、裝修物料及設備的現狀。

本人/我們特此確認該物業會及將會以現狀出售。儘管如此，凡有關列於該臨時買賣合約附表內的裝置、裝修物料及設備的缺點，如非由本人/我們之行為或疏忽造成，則賣方在接獲本人/我們由成交日期起計六個月內送達的書面通知後，須於合理的切實可行範圍內，盡快作出補救，費用由賣方負擔。本款條文並不影響買方在普通法或其他法律中可享有的任何其他權利或補救機會。

儘管該臨時買賣合約及買賣合約包含任何條款，本附帶條款亦不會被取代，並將繼續維持有效。

I / We refer to the Preliminary Agreement for Sale and Purchase in respect of the Property made between the Vendor and me/us on _____ 2020 (the “**Preliminary Agreement**”).

I / We purchase with full knowledge of the physical condition of the Property and the fittings, finishes and appliances therein as set out in the Appendix attached to the Preliminary Agreement and take them as they stand.

I / we hereby acknowledge the Property is and will be sold on an “as is” basis. The Vendor shall, nevertheless, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 6 months after the date of completion of the sale and purchase, remedy any defects to the Property, or the fittings, finishes or appliances therein as set out in the Appendix attached to the Preliminary Agreement, caused otherwise than by the act or neglect of the Purchaser. This provision is without prejudice to any other rights or remedies that the Purchaser may have at common law or otherwise.

This agreement supplemental terms shall take effect and shall not be superseded by and shall continue to subsist notwithstanding anything contained in the Preliminary Agreement and the Agreement for Sale and Purchase.

____年____月____日。
Dated this ____ day of _____.

買方簽署 Signature of the Purchaser(s)

TENDER SUBMISSION CHECKLIST

<u>Item</u>	<u>Document</u>	<u>Remarks</u>
(1) (a)	Form of Tender (Appendix A); and	Submit Appendix A and Appendix B signed (both in duplicate)
(b)	Preliminary Agreement for Sale and Purchase (Appendix B) duly completed and signed by the tenderer with Tender Notice; and	
(2)	Warning to Purchasers duly signed by the tenderer	Submit two signed versions
(3)	Vendor's Information Form duly signed by the tenderer	Submit two signed versions
(4)(a)	(in case there is an intermediary) Declaration Regarding Intermediary duly signed by the tenderer; or	Submit two signed versions
(b)	(in case there is no intermediary) Declaration Regarding No Intermediary duly signed by the tenderer	Submit two signed versions
(5)	Confirmation of Viewing Property or Waiver of Right of Viewing Property duly signed by the tenderer	Submit two signed versions
(6)	Personal Information Collection Statement duly signed by the tenderer	Submit two signed versions
(7)	a Side Letter regarding Curtains and Curtain Rails duly signed by the tenderer	Submit two signed versions
(8)	Acknowledgement of Physical Condition duly signed by the tenderer;	Submit two signed versions
(9)	Preliminary deposit for the sum equivalent to 5% of the Purchase Price of the Tendered Property offered by the tenderer as specified in the Form of Tender and the Preliminary Agreement. HK\$500,000 being part of the preliminary deposit must be paid by cashier's order(s) and the balance of the preliminary deposit may be paid by cheque(s) and/or cashier's order(s). Each of the cashier's order(s) and/or cheque(s) must be issued by or drawn on a bank duly licensed under section 16 of the Banking Ordinance (Cap. 155) in favour of "Kao, Lee & Yip Solicitors"	

- (10) (a) (in the case of an individual tenderer)
Copy of Hong Kong Identity Card(s) or other
identification document(s); or
- (b) (in case of a tenderer which is a company)
Copy of each of Certificate of Incorporation(and,
if applicable, Certificate of Change of Name),
valid Business Registration Certificate(s), latest
register of directors, annual return and board
resolutions of the tenderer authorizing the signing
of Form of Tender, the Preliminary Agreement for
Sale and Purchase and other documents in
connection with the tender

投標遞交清單

<u>項目</u>	<u>文件</u>	<u>備註</u>
(1) (a)	投標表格(附件 A);及	遞交已簽署的附件 A 及附件 B(兩者皆一式兩份)
(b)	臨時買賣合約 (附件 B) (由投標者填妥及簽署並隨附本招標公告); 及	
(2)	對買方的警告(由投標者簽署)	遞交兩份已簽署的版本
(3)	賣方資料表格(由投標者簽署)	遞交兩份已簽署的版本
(4)(a)	(若有中介人) 關於中介人的聲明(由投標者簽署); 或	遞交兩份已簽署的版本
(b)	(若無中介人) 關於並無中介人的聲明(由投標者簽署)	遞交兩份已簽署的版本
(5)	確認已參觀物業或同意放棄參觀物業 (由投標者簽署)	遞交兩份已簽署的版本
(6)	個人資料收集聲明 (由投標者簽署)	遞交兩份已簽署的版本
(7)	有關窗簾及窗簾杆之附函 (由投標者簽署)	遞交兩份已簽署的版本
(8)	實質狀況確認書(由投標者簽署) ；	遞交兩份已簽署的版本
(9)	相等於投標者於投標表格及臨時合約中提出要約購買的該投標物業的售價 5%的臨時訂金。港幣 500,000.00 元(作為部份臨時訂金)必須以銀行本票支付，而臨時訂金的餘額可以支票及/或銀行本票支付。每張銀行本票及／或支票必須由根據香港法例第 155 章《銀行業條例》第 16 條獲妥為發牌的銀行所簽發，抬頭寫「高李葉律師行」	
(10) (a)	(如投標者是個人) 香港身份證或其他身份證明文件的複印本; 或	
(b)	(如投標者為公司) 公司註冊證明書(及更改公司名稱通知書(如適用))、有效的商業登記證、最近期的董事登記冊、周年申報表及投標者授權簽署投標表格、臨時買賣合約及其他與投標有關的文件之董事局決議的複印本	